

1 **BY AUTHORITY**

2 RESOLUTION NO. CR19-0961  
3 SERIES OF 2019

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Accepting and approving the plat of High Point Subdivision Filing No. 2**

6 **WHEREAS**, the property owner of the following described land, territory or real property  
7 situate, lying and being in the City and County of Denver, State of Colorado, to wit:

8 A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 3, TOWNSHIP 3 SOUTH,  
9 RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,  
10 STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

11 BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 3, TOWNSHIP 3 SOUTH,  
12 RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,  
13 STATE OF COLORADO; THENCE S00°39'14"W A DISTANCE OF 2572.22 FEET ALONG THE  
14 EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 TO THE NORTHERLY  
15 RIGHT-OF-WAY LINE OF 64TH AVENUE BY ORDINANCE NO. 38-2006 IN THE CLERK AND  
16 RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER; THENCE DEPARTING  
17 SAID WESTERLY LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF 64TH  
18 AVENUE S89°25'17"W A DISTANCE OF 42.01 FEET; THENCE DEPARTING SAID  
19 NORTHERLY RIGHT-OF-WAY LINE N00°39'14"E A DISTANCE OF 1061.60 FEET TO A  
20 POINT OF CURVATURE; THENCE 47.77 FEET ALONG THE ARC OF A CURVE TO THE  
21 LEFT HAVING A CENTRAL ANGLE OF 91°14'04", A RADIUS OF 30.00 FEET AND A CHORD  
22 THAT BEARS N44°57'48"W A DISTANCE OF 42.88 FEET; THENCE N01°44'32"E A  
23 DISTANCE OF 68.06 FEET; THENCE S89°25'10"W A DISTANCE OF 128.15 FEET TO A  
24 POINT OF CURVATURE; THENCE 313.50 FEET ALONG THE ARC OF A CURVE TO THE  
25 RIGHT HAVING A CENTRAL ANGLE OF 45°42'19", A RADIUS OF 393.00 FEET AND A  
26 CHORD THAT BEARS N67°43'40"W A DISTANCE OF 305.25 FEET; THENCE N44°52'31"W A  
27 DISTANCE OF 1082.73 FEET; THENCE S51°09'07"W A DISTANCE OF 68.38 FEET; THENCE  
28 43.11 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A  
29 CENTRAL ANGLE OF 82°20'19", A RADIUS OF 30.00 FEET AND A CHORD THAT BEARS  
30 N86°02'41"W A DISTANCE OF 39.50 FEET TO A POINT OF REVERSE CURVATURE;  
31 THENCE 508.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL  
32 ANGLE OF 36°38'07", A RADIUS OF 796.00 FEET AND A CHORD THAT BEARS  
33 S71°06'13"W A DISTANCE OF 500.34 FEET; THENCE S89°25'17"W A DISTANCE OF 102.02  
34 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ARGONNE STREET AS  
35 PLATTED BY HIGH POINT SUBDIVISION FILING NO.1, RECEPTION NO. 2008085984 IN  
36 THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER;  
37 THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2)  
38 COURSES; 1) N01°39'18"E A DISTANCE OF 102.08 FEET; 2) THENCE 13.53 FEET ALONG  
39 THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF  
40 25°50'31", A RADIUS OF 30.00 FEET AND A CHORD THAT BEARS N77°39'28"W A  
41 DISTANCE OF 13.42 FEET; THENCE N89°25'17"E A DISTANCE OF 111.12 FEET TO A  
42 POINT OF CURVATURE; THENCE 633.90 FEET ALONG THE ARC OF A CURVE TO THE  
43

1 LEFT HAVING A CENTRAL ANGLE OF 52°33'41", A RADIUS OF 691.00 FEET AND A CHORD  
2 THAT BEARS N63°08'26"E A DISTANCE OF 611.91 FEET; THENCE N36°51'36"E A  
3 DISTANCE OF 798.63 FEET TO A POINT OF CURVATURE; THENCE 746.62 FEET ALONG  
4 THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 53°32'22", A  
5 RADIUS OF 799.00 FEET AND A CHORD THAT BEARS N63°37'47"E A DISTANCE OF 719.75  
6 FEET TO A POINT OF REVERSE CURVATURE; THENCE 195.76 FEET ALONG THE ARC OF  
7 A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 89°43'46", A RADIUS OF 125.00  
8 FEET AND A CHORD THAT BEARS N45°32'05"E A DISTANCE OF 176.36 FEET; THENCE  
9 S89°19'48"E A DISTANCE OF 42.00 FEET TO THE EASTERLY LINE OF THE NORTHWEST  
10 QUARTER OF SAID SECTION 3; THENCE S00°40'12"W A DISTANCE OF 730.11 FEET  
11 ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 TO THE  
12 POINT OF BEGINNING

13  
14 propose to lay out, plat and subdivide said land, territory or real property into blocks, lots and tracts,  
15 and have submitted to the Council of the City and County of Denver a plat of such proposed  
16 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,  
17 accompanied by a certificate of title from the attorney for the City and County of Denver; and  
18 dedicating the streets, avenues, public utilities and cable television easements as shown thereon;  
19 and

20 **WHEREAS**, said subdivision was surveyed by or under the direction of the City Engineer of  
21 the City and County of Denver and said City Engineer has certified as to the accuracy of said survey  
22 and said plat or map and their conformity with the requirements of Chapter 49, Article III of the  
23 Revised Municipal Code of the City and County of Denver, and said plat has been approved by the  
24 City Engineer, the Executive Director of Community Planning and Development, the Executive  
25 Director of Public Works and the Executive Director of Parks and Recreation;

26 **BE IT RESOLVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

27 **Section 1.** That the Council hereby finds and determines that said land, territory, or real  
28 property has been platted in strict conformity with the requirements of the Charter of the City and  
29 County of Denver.

30 **Section 2.** That the said plat or map of High Point Subdivision Filing No. 2 and dedicating to  
31 the City and County of Denver the streets, avenues, public utilities and cable television easements,  
32 as shown thereon, be and the same are hereby accepted by the Council of the City and County of  
33 Denver.

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35 **REMAINDER OF PAGE INTENTIONALLY BLANK**

1 COMMITTEE APPROVAL DATE: September 17, 2019

2 MAYOR-COUNCIL DATE: September 24, 2019

3 PASSED BY THE COUNCIL: \_\_\_\_\_

4 \_\_\_\_\_ - PRESIDENT

5 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
6 EX-OFFICIO CLERK OF THE  
7 CITY AND COUNTY OF DENVER  
8

9 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: September 26, 2019

10 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of the  
11 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
12 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §  
13 3.2.6 of the Charter.

14  
15 Kristin M. Bronson, Denver City Attorney

16 BY: , Assistant City Attorney DATE: Sep 25, 2019