

1 **BY AUTHORITY**

2 RESOLUTION NO. CR21-0559
3 SERIES OF 2021

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Accepting and approving the plat of Broadway Station Filing No. 3.**

6 **WHEREAS**, the property owners 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 WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 15,
9 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
10 COUNTY OF DENVER, STATE OF COLORADO AND BEING MORE PARTICULARLY
11 DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE EAST LINE OF SAID
12 SOUTHWEST ONE-QUARTER OF SECTION 15, BEING MONUMENTED ON THE NORTH END
13 BY A FOUND ORIGINAL NOTCHED STONE 18" DEEP IN A RANGE BOX AND ON THE SOUTH
14 END BY A FOUND 3-1/4" ALUMINUM CAP ON A NO. 6 REBAR 6" DEEP IN RANGE BOX
15 STAMPED "JF SATO & ASSOC., 1/4, S15/S22, T4N R68W, PLS 37056, 2017" AND IS
16 ASSUMED TO BEAR NORTH 00°44'36" WEST, 2647.74 FEET.

17
18 **COMMENCE** AT THE SOUTH END OF SAID EAST LINE; THENCE NORTH 84°44'31" WEST, A
19 DISTANCE OF 717.63 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY
20 LINE OF THE UNION PACIFIC RAILROAD AND THE NORTHERLY RIGHT-OF-WAY LINE OF
21 WEST MISSISSIPPI AVENUE, SAID POINT BEING THE **POINT OF BEGINNING**;

22
23 THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (3) THREE
24 COURSES:

- 25
26 1. THENCE NORTH 89°55'51" WEST, A DISTANCE OF 165.78 FEET;
27 2. THENCE NORTH 87°24'11" WEST, A DISTANCE OF 201.90 FEET TO A 111.90 FOOT
28 RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 02°28'16" EAST;
29 3. THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF
30 70°12'31", AN ARC DISTANCE OF 137.12 FEET TO A 1,943.49 FOOT RADIUS NON-
31 TANGENT CURVE WHOSE CENTER BEARS NORTH 82°14'11" WEST, BEING ALSO A
32 POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE;

33
34 THENCE NORTHERLY ALONG SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE,
35 THROUGH A CENTRAL ANGLE OF 31°28'34", AN ARC DISTANCE OF 1,067.68 FEET TO THE
36 EASTERLY RIGHT-OF-WAY LINE OF SOUTH CHEROKEE STREET, RECORDED IN
37 VANDERBILT PARK AT ENGINEERING BOOK 19 AT PAGE 36, RECORDS OF THE CITY AND
38 COUNTY OF DENVER, STATE OF COLORADO;

39 THENCE NORTH 00°37'46" WEST, ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE
40 OF 36.19 FEET;

41 THENCE NORTH 61°41'14" EAST, A DISTANCE OF 242.82 FEET TO A 148.00 FOOT RADIUS
42 TANGENT CURVE WHOSE CENTER BEARS NORTHWESTERLY;

43 THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF
44 14°28'04", AN ARC DISTANCE OF 37.37 FEET;

45 THENCE NORTH 46°39'35" EAST, A DISTANCE OF 42.00 FEET;

1 THENCE SOUTH 35°05'03" EAST, A DISTANCE OF 80.11 FEET TO A 229.65 FOOT RADIUS
2 NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 50°43'30" WEST;
3 THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°57'03",
4 AN ARC DISTANCE OF 196.20 FEET;
5 THENCE NORTH 80°32'52" EAST, A DISTANCE OF 5.00 FEET TO SAID WESTERLY RIGHT-
6 OF-WAY LINE OF THE UNION PACIFIC RAILROAD;
7 THENCE SOUTH 09°27'08" EAST, ON SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE
8 OF 1,473.02 FEET TO THE **POINT OF BEGINNING**.

9
10 THE ABOVE PARCEL DESCRIPTION CONTAINS AN AREA OF 502,614 SQUARE FEET OR
11 (11.53842 ACRES), MORE OR LESS

12
13 propose to lay out, plat and subdivide said land, territory or real property into blocks, lots and tracts,
14 and have submitted to the Council of the City and County of Denver a plat of such proposed
15 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,
16 accompanied by a certificate of title from the attorney for the City and County of Denver; and

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

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

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

28 **Section 2.** That the said plat or map of Broadway Station Filing No. 3 be and the same is
29 hereby accepted by the Council of the City and County of Denver.

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1 COMMITTEE APPROVAL DATE: May 18, 2021

2 MAYOR-COUNCIL DATE: May 25, 2021 by Consent

3 PASSED BY THE COUNCIL: June 7, 2021

4 *David Plamondon* - 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: May 27, 2021

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: *Jonathan Griffin*, Assistant City Attorney DATE: May 26, 2021