

**BY AUTHORITY**

RESOLUTION NO. CR17-0546  
SERIES OF 2017

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A RESOLUTION**

**Accepting and approving the subdivision plat of Broadway Station Filing No. 1.**

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

A PART OF LAWRENCE'S BROADWAY ADDITION AS RECORDED IN BOOK 19 AT PAGE 37 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, EDGERTON PLACE AS RECORDED IN BOOK 19 AT PAGE 37 IN SAID RECORDS, AND FIRST ADDITION TO EDGERTON PLACE AS RECORDED IN BOOK 19 AT PAGE 37 IN SAID RECORDS, AND A PART OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 15 BEING MONUMENTED ON THE NORTH END BY A FOUND ORIGINAL NOTCHED STONE WITH DIVOT ON TOP IN A RANGE BOX AND ON THE SOUTH END BY A FOUND 3-1/4" BRASS CAP IN RANGE BOX WITH MOSTLY ILLEGIBLE STAMPING AND "LS 19611" AND IS ASSUMED TO BEAR NORTH 00°44'36" WEST, 2647.74 FEET.

**COMMENCE** AT THE SOUTH END OF SAID EAST LINE, THENCE NORTH 51°35'48" WEST, A DISTANCE OF 64.47 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 2I IN SPECIAL WARRANTY DEED RECORDED ON SEPTEMBER 15, 2014 IN SAID RECORDS UNDER RECEPTION NUMBER 2014111794, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL 2I AND PARCEL 2J OF SAID SPECIAL WARRANTY DEED THE FOLLOWING 13 COURSES:

1. THENCE NORTH 89°55'51" WEST, A DISTANCE OF 57.01 FEET;
2. THENCE NORTH 73°36'26" WEST, A DISTANCE OF 71.15 FEET;
3. THENCE SOUTH 80°45'15" WEST, A DISTANCE OF 15.21 FEET;
4. THENCE NORTH 89°55'51" WEST, A DISTANCE OF 91.10 FEET;
5. THENCE SOUTH 00°04'09" WEST, A DISTANCE OF 1.10 FEET;
6. THENCE NORTH 89°55'51" WEST, A DISTANCE OF 27.90 FEET;
7. THENCE NORTH 00°04'09" EAST, A DISTANCE OF 1.10 FEET;
8. THENCE NORTH 89°55'51" WEST, A DISTANCE OF 78.30 FEET;
9. THENCE SOUTH 00°04'09" WEST, A DISTANCE OF 1.20 FEET;
10. THENCE NORTH 89°55'51" WEST, A DISTANCE OF 2.00 FEET;
11. THENCE NORTH 00°04'09" EAST, A DISTANCE OF 1.20 FEET;
12. THENCE NORTH 89°56'07" WEST, A DISTANCE OF 108.17 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED RECORDED ON AUGUST 3, 1951 IN SAID RECORDS UNDER BOOK 6965 AT PAGE 96;
13. THENCE NORTH 09°26'45" WEST, ALONG SAID EAST LINE, A DISTANCE OF 46.67 FEET TO AN ANGLE POINT ON THE EXTERIOR BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED RECORDED ON NOVEMBER 19, 2007 IN SAID RECORDS UNDER RECEPTION NUMBER 2007179007;

THENCE ALONG SAID EXTERIOR BOUNDARY THE FOLLOWING 6 COURSES:

1. THENCE SOUTH 01°31'52" EAST, A DISTANCE OF 28.56 FEET;
2. THENCE NORTH 89°55'53" WEST, A DISTANCE OF 39.82 FEET;
2. THENCE NORTH 11°36'03" WEST, A DISTANCE OF 55.20 FEET TO A 259.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 78°23'34" EAST;

1 3. THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°51'24", AN ARC DISTANCE OF  
2 49.17 FEET;  
3 4. THENCE NORTH 00°44'39" WEST, A DISTANCE OF 274.39 FEET;  
4 5. THENCE SOUTH 88°55'26" EAST, A DISTANCE OF 0.99 FEET TO A POINT ON THE WEST LINE OF THE  
5 PREVIOUSLY MENTIONED PARCEL 2I AND COMMON WITH THE EAST LINE OF THE ATCHISON TOPEKA AND SANTE FE  
6 RAILROAD AS RECORDED IN RIGHT-OF-WAY DEED ON JULY 5, 1888 IN SAID RECORDS UNDER BOOK 389 AT PAGE 305;  
7 THENCE NORTH 09°26'45" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 519.52 FEET TO A 236.80 FOOT  
8 RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 68°12'36" EAST, SAID POINT ALSO BEING THE  
9 SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL NO. 615A REV. 2 IN RULE AND  
10 ORDER FOR CHEROKEE PROPERTY RECORDED ON OCTOBER 1, 2004 IN SAID RECORDS UNDER RECEPTION NUMBER  
11 2004205973;  
12 THENCE NORTHEASTERLY ALONG SAID CURVE, AND THE SOUTH LINE OF SAID PARCEL 615A REV. 2, THROUGH A  
13 CENTRAL ANGLE OF 38°55'02", AN ARC DISTANCE OF 160.84 FEET;  
14 THENCE NORTH 60°38'50" EAST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 215.97 FEET TO THE  
15 SOUTHEAST CORNER THEREOF;  
16 THENCE NORTH 22°13'40" WEST, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 48.50 FEET TO THE  
17 NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PE-615A REV IN SAID RULE AND ORDER;  
18 THENCE NORTH 67°48'00" EAST, ALONG THE NORTH LINE OF SAID PE-615A REV, A DISTANCE OF 102.92 FEET;  
19 THENCE SOUTH 34°54'20" EAST, A DISTANCE OF 11.09 FEET TO A TANGENT 210.00 FOOT RADIUS CURVE WHOSE  
20 CENTER BEARS SOUTH 55°05'40" WEST;  
21 THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°20'05", AN ARC DISTANCE OF  
22 30.55 FEET TO A POINT ON THE SOUTH LINE OF SAID PE-615A REV;  
23 THENCE NORTH 67°48'00" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 183.59 FEET TO A 316.35 FOOT RADIUS  
24 NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 22°08'39" EAST;  
25 THENCE EASTERLY ALONG SAID CURVE AND SAID SOUTH LINE, THROUGH A CENTRAL ANGLE OF 04°03'14", AN ARC  
26 DISTANCE OF 22.38 FEET TO A POINT 50.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID  
27 SECTION 15;  
28 THENCE SOUTH 00°44'36" EAST, ALONG A LINE 50.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE, A  
29 DISTANCE OF 1,275.42 FEET TO THE **POINT OF BEGINNING**.

30  
31 THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS A CALCULATED AREA OF 611,058 SQUARE FEET OR (14.02797 ACRES),  
32 MORE OR LESS  
33

34 propose to lay out, plat and subdivide said land, territory or real property into lots and tracts, and have  
35 submitted to the Council of the City and County of Denver a plat of such proposed subdivision under  
36 the name and style aforesaid, showing the adjacent streets and platted territory, accompanied by a  
37 certificate of title from the attorney for the City and County of Denver.

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

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

45 **Section 1.** That the Council hereby finds and determines that said land, territory, or real

1 property has been platted in strict conformity with the requirements of the Charter of the City and  
2 County of Denver.

3 **Section 2.** That the said plat of Broadway Station Filing No. 1 be and the same are hereby  
4 accepted by the Council of the City and County of Denver.

5 COMMITTEE APPROVAL DATE: May 9, 2017

6 MAYOR-COUNCIL DATE: May 16, 2017

7 PASSED BY THE COUNCIL: \_\_\_\_\_

8 \_\_\_\_\_ - PRESIDENT

9 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
10 EX-OFFICIO CLERK OF THE  
11 CITY AND COUNTY OF DENVER  
12

13 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: May 18, 2017

14 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of the  
15 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
16 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §  
17 3.2.6 of the Charter.

18  
19 Kristin M. Bronson, Denver City Attorney

20 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_