

**BY AUTHORITY**

RESOLUTION NO. CR24-0876  
SERIES OF 2024

COMMITTEE OF REFERENCE:  
DIRECT FILE - KASHMANN

**A RESOLUTION**

**Accepting and approving the plat of Kibler Addition Filing No. 2.**

**WHEREAS**, the property owner 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:

ALL OF THAT LAND DESCRIBED AS PARCEL 1 AND PARCEL 2 IN BARGAIN AND SALE DEED RECORDED AT RECEPTION NO. 2019089561 AND QUITCLAIM DEED RECORDED AT RECEPTION NO. 2019089560; TOGETHER WITH ALL OF THAT LAND AS DESCRIBED IN QUITCLAIM DEED RECORDED AT RECEPTION NO. 2022123120; AND BEING A PORTION OF BLOCK 1, ALL OF BLOCKS 2 AND 3, AND A PORTION OF BLOCK 4, KIBLER ADDITION; IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE, BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARING IS BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 AND IS CONSIDERED TO BEAR S00°22'51"E, MONUMENTED ON THE NORTH END OF THE LINE BY A FOUND 3.25" ALUMINUM CAP STAMPED, "EHRHART, T4S, R68W R67W, S13/S18, S24/S19, 2021, LS 29414" AND ON THE SOUTH END OF THE LINE BY A CALCULATED POINT FOR THE 1/16 CORNER FOR SECTION 19, AS DETERMINED BY EXISTING REFERENCE TIES PER MONUMENT RECORD DATED NOVEMBER 30, 2011: A 2" ALUM. CAP STAMPED, "CALVADA, T4S, N1/16, R68W/R67W, S24/S19, RM, 2010, PLS 36580", A DISTANCE OF 45.58 FEET; A NAIL AND BRASS TAG STAMPED, "LS 11434", A DISTANCE OF 80.90 FEET; AND A NAIL & BRASS TAG STAMPED, "LS 11434", A DISTANCE OF 110.55 FEET.

COMMENCING AT SAID NORTHWEST 1/16 CORNER FOR SECTION 19;

THENCE WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, S00°22'51"E, A DISTANCE OF 30.00 FEET;

THENCE DEPARTING SAID SECTION LINE, N89°27'03"E, A DISTANCE OF 80.00 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF S. COLORADO BLVD. AND THE SOUTH RIGHT OF WAY LINE OF E. LOUISIANA AVE., AND BEING A POINT ON THE NORTH LINE OF SAID KIBLER ADDITION;

THENCE CONTINUING WITH SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE, N89°27'03"E, A DISTANCE OF 94.84 FEET TO A POINT 31 FEET WEST OF THE NORTHEAST CORNER OF LOT 1, BLOCK 4, SAID KIBLER ADDITION, BEING THE NORTHWEST CORNER OF SAID PARCEL 1, AND BEING THE POINT OF BEGINNING;

1 THENCE CONTINUING WITH SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE,  
2 N89°27'03"E, A DISTANCE OF 876.94 FEET TO THE NORTHWEST CORNER OF PARCEL 3,  
3 DENVER ASSESSOR'S PARCEL RECONFIGURATION RECORDED AT RECEPTION NO.  
4 2019008809, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE;  
5  
6 THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE AND WITH THE WEST LINE OF  
7 SAID PARCEL 3, S00°25'19"E, A DISTANCE OF 224.84 FEET TO THE SOUTHWEST CORNER  
8 OF SAID PARCEL 3;  
9  
10 THENCE WITH THE SOUTH LINE OF SAID PARCEL 3, N89°29'34"E, A DISTANCE OF 185.00  
11 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF S. BIRCH ST. AND BEING A  
12 POINT ON THE EAST LINE OF SAID KIBLER ADDITION;  
13  
14 THENCE WITH SAID WEST RIGHT OF WAY LINE AND SAID EAST LINE, S00°25'19"E, A  
15 DISTANCE OF 52.33 FEET TO THE NORTHEAST CORNER OF QUITCLAIM DEED  
16 RECORDED AT RECEPTION NO. 2019091660, IN THE CITY AND COUNTY OF DENVER  
17 CLERK AND RECORDER OFFICE;  
18  
19 THENCE DEPARTING SAID WEST RIGHT OF WAY LINE AND SAID EAST LINE AND WITH  
20 THE NORTH LINE OF SAID QUITCLAIM DEED RECORDED AT RECEPTION NO. 2019091660,  
21 S89°29'34"W, A DISTANCE OF 148.00 FEET;  
22  
23 THENCE WITH THE WEST LINE OF SAID QUITCLAIM DEED RECORDED AT RECEPTION  
24 NO. 2019091660, S00°25'19"E, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH  
25 LINE OF PARCEL 4 OF SAID DENVER ASSESSOR'S PARCEL RECONFIGURATION AT  
26 RECEPTION NO. 2019008809;  
27  
28 THENCE WITH THE NORTH LINE OF SAID PARCEL 4, S89°29'34"W, A DISTANCE OF 80.32  
29 FEET TO THE NORTHEAST CORNER OF SAID QUITCLAIM DEED RECORDED AT  
30 RECEPTION NO. 2022123120, IN THE CITY AND COUNTY OF DENVER CLERK AND  
31 RECORDER OFFICE;  
32  
33 THENCE WITH THE EAST LINE OF SAID QUITCLAIM DEED RECORDED AT RECEPTION NO.  
34 2022123120, S00°25'19"E, A DISTANCE OF 168.22 FEET TO THE SOUTHEAST CORNER OF  
35 SAID RECEPTION NO. 2022123120;  
36  
37 THENCE WITH THE SOUTH LINE OF SAID QUITCLAIM DEED RECORDED AT RECEPTION  
38 NO. 2022123120, S89°34'41" W, A DISTANCE OF 8.00 FEET TO THE SOUTHWEST CORNER  
39 OF SAID RECEPTION NO. 2022123120 AND A POINT ON THE WEST LINE OF SAID PARCEL  
40 4;  
41  
42 THENCE WITH THE WEST LINE OF SAID PARCEL 4, S00°25'19"E, A DISTANCE OF 95.54  
43 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF E. ARKANSAS AVE. AND BEING  
44 A POINT ON THE SOUTH LINE OF SAID KIBLER ADDITION;  
45  
46 THENCE WITH SAID NORTH RIGHT OF WAY LINE AND SAID SOUTH LINE, S89°26'57"W, A  
47 DISTANCE OF 623.04 FEET TO THE SOUTHEAST CORNER OF GENERAL WARRANTY DEED  
48 RECORDED AT RECEPTION NO. 2015029392 IN THE CITY AND COUNTY OF DENVER  
49 CLERK AND RECORDER OFFICE;  
50

1 THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE AND WITH THE EAST LINE OF  
2 SAID GENERAL WARRANTY DEED, N00°30'34"W, A DISTANCE OF 350.69 FEET TO THE  
3 NORTHEAST CORNER OF SAID GENERAL WARRANTY DEED;

4  
5 THENCE WITH THE NORTH LINE OF SAID GENERAL WARRANTY DEED, S89°29'09"W, A  
6 DISTANCE OF 202.14 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1, AND BEING  
7 A POINT 31 FEET WEST OF THE NORTHEAST CORNER OF LOT 11, BLOCK 4, SAID KIBLER  
8 ADDITION;

9  
10 THENCE WITH THE WEST LINE OF SAID PARCEL 1 AND WITH A LINE 31 FEET WEST OF  
11 THE EAST LINE OF LOTS 1-10, BLOCK 4, SAID KIBLER ADDITION, N00°24'06"W, A  
12 DISTANCE OF 250.09 FEET TO THE POINT OF BEGINNING.

13  
14 THE ABOVE DESCRIBED LANDS TOGETHER CONTAIN A MEASURED TOTAL OF 10.46  
15 ACRES (455,708 SQUARE FEET), MORE OR LESS.

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

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

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

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

33 **Section 2.** That the said plat or map of Kibler Addition Filing No. 2 and dedicating to the City  
34 and County of Denver the streets, avenues, easements, and public utilities and cable television  
35 easements as shown thereon, be and the same is hereby accepted by the Council of the City and  
36 County of Denver.

37

1 COMMITTEE APPROVAL DATE: N/A

2 MAYOR-COUNCIL DATE: N/A

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: July 3, 2024

10 Pursuant to section 13-9, 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 Kerry Tipper, Denver City Attorney

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