

**BY AUTHORITY**

RESOLUTION NO. CR24-0866  
SERIES OF 2024

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A RESOLUTION**

**Accepting and approving the plat of 38th and Huron Subdivision.**

**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:

**PARCEL A:**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND BEING A PORTION OF BLOCK 37 AND 44, VIADUCT ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 22, THENCE NORTH 00°00'00" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 40.00 FEET;

THENCE NORTH 89°46'47" EAST ALONG THE SOUTH LINE OF BLOCK 44 OF VIADUCT ADDITION TO THE CITY OF DENVER PROJECTED WESTERLY, 50.00 FEET TO A POINT ON THE EAST LINE OF THE DENVER, UTAH & PACIFIC RAILROAD (NOW BURLINGTON NORTHERN RAILROAD) RIGHT-OF-WAY AS DESCRIBED IN BOOK 607 AT PAGE 230 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER, AND THE POINT OF BEGINNING;

THENCE NORTH 00°00'00" EAST ALONG SAID EAST LINE OF SAID RAILROAD RIGHT-OF-WAY, 625.00 FEET;

THENCE NORTH 90°00'00" EAST 219.15 FEET TO A POINT ON THE CENTERLINE OF VACATED GALAPAGO STREET;

THENCE SOUTH 00°00'16" EAST ALONG SAID CENTERLINE OF VACATED GALAPAGO STREET, 184.22 FEET TO A POINT ON THE NORTH LINE OF WEST 39TH AVENUE;

THENCE NORTH 89°59'32" WEST ALONG SAID NORTH LINE OF WEST 39TH AVENUE, 40.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 37 OF SAID VIADUCT ADDITION;

THENCE SOUTH 00°00'16" EAST ALONG THE WEST LINE OF SAID GALAPAGO STREET AND THE EAST LINE OF BLOCK 44 OF SAID VIADUCT ADDITION, 440.10 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 44;

THENCE SOUTH 89°46'47" WEST ALONG THE SOUTH LINE OF SAID BLOCK 44, 179.20 FEET TO THE POINT OF BEGINNING.

**PARCEL B:**

1 THE WEST 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

2  
3 THAT PART OF GALAPAGO STREET MORE PARTICULARLY DESCRIBED AS FOLLOWS:

4  
5 COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 43, VIADUCT ADDITION  
6 TO DENVER, CITY AND COUNTY OF DENVER; THENCE SOUTHERLY ALONG THE EAST  
7 RIGHT-OF-WAY LINE OF GALAPAGO STREET A DISTANCE OF 71.55 FEET TO THE TRUE  
8 POINT OF BEGINNING;

9  
10 THENCE ALONG A NONTANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 48 FEET, A  
11 LENGTH OF 110.43 FEET AND A DELTA OF 131°48'37" WITH A CHORD OF 87.64 FEET,  
12 WHICH DEFLECTS 114°05'41" TO THE RIGHT FROM THE AFOREMENTIONED COURSE TO A  
13 POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID GALAPAGO STREET;

14  
15 THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF GALAPAGO STREET TO  
16 THE NORTH RIGHT- OF-WAY LINE OF THE VALLEY HIGHWAY;

17  
18 THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE VALLEY HIGHWAY  
19 TO THE SAID EAST RIGHT-OF-WAY LINE OF GALAPAGO STREET;

20  
21 THENCE NORTHERLY ALONG THE SAID EAST RIGHT-OF-WAY LINE OF GALAPAGO  
22 STREET TO THE TRUE POINT OF BEGINNING; CITY AND COUNTY OF DENVER,  
23 STATE OF COLORADO.

24  
25 EXCEPTING THEREFROM THAT PORTION CONVEYED IN WARRANTY DEED RECORDED  
26 OCTOBER 13, 2010 AT RECEPTION NO. 2010117915.

27  
28 propose to lay out, plat and subdivide said land, territory or real property into lots and blocks, and have  
29 submitted to the Council of the City and County of Denver a plat of such proposed subdivision under  
30 the name and style aforesaid, showing the adjacent streets and platted territory, accompanied by a  
31 certificate of title from the attorney for the City and County of Denver; and dedicating the streets,  
32 avenues, easements, and public utilities and cable television easements as shown thereon; and

33 **WHEREAS**, said subdivision was surveyed by or under the direction of the City Engineer of the  
34 City and County of Denver and said City Engineer has certified as to the accuracy of said survey and  
35 said plat or map and their conformity with the requirements of Chapter 49, Article III of the Revised  
36 Municipal Code of the City and County of Denver, and said plat has been approved by the City  
37 Engineer, the Executive Director of Community Planning and Development, the Executive Director of  
38 the Department of Transportation and Infrastructure and the Executive Director of Parks and  
39 Recreation;

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

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

