

**BY AUTHORITY**

RESOLUTION NO. CR23-0902  
SERIES OF 2023

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A RESOLUTION**

**Accepting and approving the plat of Denver International Business Center Filing No. 10.**

**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:

A PARCEL OF LAND BEING ALL OF LOT 1, BLOCK 2, DENVER INTERNATIONAL BUSINESS CENTER NO. 5 RECORDED AUGUST 12, 2015 UNDER RECEPTION NUMBER 2015112451 IN THE OFFICE OF THE DENVER COUNTY CLERK AND RECORDER AND A PORTION OF THE EAST HALF OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS38252" AT THE CENTER 1/4 CORNER A 3-1/4" ALUMINUM CAP STAMPED "LS27278": AT THE EAST 1/4 CORNER, BEARING S89°57'53"E AS REFERENCED TO UTM ZONE 13.

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 1, BLOCK 2, DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 5 RECORDED AUGUST 12, 2015 UNDER RECEPTION NO. 2015112451 IN THE OFFICE OF THE DENVER COUNTY CLERK AND RECORDER;

THENCE ON THE EASTERLY LINE OF SAID LOT 1, THE FOLLOWING TWO (2) COURSES:

1. S00°40'58"W A DISTANCE OF 528.07 FEET;
2. S20°40'58"W A DISTANCE OF 47.51 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 67TH AVENUE, AS SHOWN ON THE PLAT OF SAID DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 5;

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

1. N89°56'04"W A DISTANCE OF 223.44 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 45°00'12" AND AN ARC LENGTH OF 392.73 FEET, TO A POINT OF TANGENT;
3. N44°55'52"W A DISTANCE OF 217.97 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 5;

- 1 THENCE ON SAID NORTHERLY LINE, S45°04'08"W A DISTANCE OF 92.00 FEET;  
2  
3 THENCE DEPARTING SAID NORTHERLY LINE, THE FOLLOWING EIGHTEEN (18) COURSES:  
4  
5 1. N37°22'42"W A DISTANCE OF 88.06 FEET;  
6  
7 2. N39°55'52"W A DISTANCE OF 220.99 FEET, TO A POINT OF CURVE;  
8  
9 3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 460.00 FEET, A  
10 CENTRAL ANGLE OF 14°46'08" AND AN ARC LENGTH OF 118.57 FEET, TO A POINT  
11 OF TANGENT;  
12  
13 4. N54°41'59"W A DISTANCE OF 51.35 FEET, TO A POINT OF CURVE;  
14  
15 5. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A  
16 CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 47.12 FEET, TO A POINT OF  
17 TANGENT;  
18  
19 6. S35°18'01"W A DISTANCE OF 5.00 FEET;  
20  
21 7. N54°41'59"W A DISTANCE OF 68.00 FEET;  
22  
23 8. N35°18'01"E A DISTANCE OF 5.00 FEET, TO A POINT OF CURVE;  
24  
25 9. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A  
26 CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 47.12 FEET, TO A POINT OF  
27 TANGENT;  
28  
29 10. N54°41'59"W A DISTANCE OF 11.00 FEET;  
30  
31 11. N35°18'01"E A DISTANCE OF 80.00 FEET;  
32  
33 12. S54°41'59"E A DISTANCE OF 11.00 FEET, TO A POINT OF CURVE;  
34  
35 13. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A  
36 CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 47.12 FEET, TO A POINT OF  
37 TANGENT;  
38  
39 14. N35°18'01"E A DISTANCE OF 48.25 FEET, TO A POINT OF CURVE;  
40  
41 15. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1284.00 FEET, A  
42 CENTRAL ANGLE OF 32°28'27" AND AN ARC LENGTH OF 727.75 FEET, TO A POINT  
43 OF TANGENT;  
44  
45 16. N67°46'28"E A DISTANCE OF 21.90 FEET, TO A POINT OF CURVE;  
46  
47 17. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1353.50 FEET, A  
48 CENTRAL ANGLE OF 08°25'47" AND AN ARC LENGTH OF 199.14 FEET, TO A POINT  
49 OF NON-TANGENT;  
50

1 18.N00°00'00"E A DISTANCE OF 230.79 FEET, TO THE SOUTHWESTERLY CORNER OF  
2 THAT PROPERTY RECORDED UNDER RECEPTION NO. 2017061114;

3  
4 THENCE ON THE SOUTHERLY LINE OF SAID PROPERTY, N90°00'00"E A DISTANCE OF  
5 373.11 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF YAMPA STREET AS  
6 SHOWN ON THE PLAT OF DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 8  
7 RECORDED MARCH 15, 2000 UNDER RECEPTION NO. 2000036321;

8  
9 THENCE ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID YAMPA STREET, AS SHOWN  
10 ON THE PLAT OF SAID DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 8, THE  
11 PLAT OF DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 3 RECORDED AUGUST  
12 7, 1998 UNDER RECEPTION NO. 9800128959 AND THE PLAT OF DENVER INTERNATIONAL  
13 BUSINESS CENTER FILING NO. 6 RECORDED JULY 18, 2006 UNDER RECEPTION NO.  
14 2006114375, THE FOLLOWING EIGHT (8) COURSES:

- 15  
16 1. S00°41'02"W A DISTANCE OF 202.68 FEET;
- 17  
18 2. N89°59'17"W A DISTANCE OF 47.23 FEET;
- 19  
20 3. S01°57'00"W A DISTANCE OF 76.04 FEET;
- 21  
22 4. S89°59'17"E A DISTANCE OF 48.91 FEET;
- 23  
24 5. S00°41'02"W A DISTANCE OF 624.14 FEET;
- 25  
26 6. S89°57'53"E A DISTANCE OF 0.13 FEET;
- 27  
28 7. S00°40'58"W A DISTANCE OF 43.50 FEET;
- 29  
30 8. N89°57'53"W A DISTANCE OF 2.00 FEET, TO THE POINT OF BEGINNING.

31  
32 CONTAINING A CALCULATED AREA OF 1,209,274 SQUARE FEET OR 27.7611 ACRES  
33 propose to lay out, plat and subdivide said land, territory or real property into blocks and lots, and have  
34 submitted to the Council of the City and County of Denver a plat of such proposed subdivision under  
35 the name and style aforesaid, showing the adjacent streets and platted territory, accompanied by a  
36 certificate of title from the attorney for the City and County of Denver; and dedicating the streets,  
37 avenues, easements, and public utilities and cable television easements as shown thereon; and

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 the Department of Transportation and Infrastructure and the Executive Director of Parks and  
44 Recreation;

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

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

5 **Section 2.** That the said plat or map of Denver International Business Center Filing No. 10 and  
6 dedicating to the City and County of Denver the streets, avenues, easements, and public utilities and  
7 telecommunication easements as shown thereon, be and the same is hereby accepted by the Council  
8 of the City and County of Denver.

9 COMMITTEE APPROVAL DATE: July 4, 2023 by Consent

10 MAYOR-COUNCIL DATE: July 11, 2023

11 PASSED BY THE COUNCIL: \_\_\_\_\_

12 \_\_\_\_\_ - PRESIDENT

13 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
14 EX-OFFICIO CLERK OF THE  
15 CITY AND COUNTY OF DENVER  
16

17 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: July 13, 2023

18 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of the  
19 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
20 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to  
21 § 3.2.6 of the Charter.

22  
23 Kerry Tipper, Denver City Attorney

24 BY: Anshul Bagga, Assistant City Attorney DATE: Jul 12, 2023