

BY AUTHORITY

RESOLUTION NO. CR13-0260
SERIES OF 2013

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A RESOLUTION

Accepting and approving the plat of Runyan's Subdivision 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:

A PARCEL OF LAND BEING A PORTION OF LOT 1, ALL OF LOT 2 THROUGH LOT 13, INCLUSIVE, RUNYAN'S SUBDIVISION, AS RECORDED IN BOOK 16 AT PAGE 63 OF THE JEFFERSON COUNTY CLERK AND RECORDER'S OFFICE, TOGETHER WITH VACATED AMES STREET BETWEEN THE NORTH LINE OF SAID RUNYAN'S SUBDIVISION AND THE NORTH RIGHT-OF-WAY LINE OF WEST 10th AVENUE ORDINANCE NO. 21, SERIES OF 2013, AND AN UNPLATTED PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALL SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, RUNYAN'S SUBDIVISION, FROM WHENCE THE EAST QUARTER CORNER OF SAID SECTION 1 BEARS SOUTH 39°20'47" EAST A DISTANCE OF 635.92 FEET; THENCE SOUTH 00°03'21" EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°28'21" EAST, PARALLEL WITH AND 50.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, SAID NORTH LINE ALSO BEING SAID NORTH LINE OF RUNYAN'S SUBDIVISION, A DISTANCE OF 145.62 FEET TO THE CENTERLINE OF SAID VACATED AMES STREET;

THENCE NORTH 00°03'21" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 50.00 FEET TO SAID NORTH LINE OF RUNYAN'S SUBDIVISION;

THENCE NORTH 89°28'21" EAST, ALONG SAID NORTH LINE OF RUNYAN'S SUBDIVISION, A DISTANCE OF 193.33 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SHERIDAN BOULEVARD AS DEDICATED BY RESOLUTION No. CR11-0062, SERIES OF 2012, RECORDED AT RECEPTION No. 2012016167 OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 00°02'34" EAST A DISTANCE OF 14.28 FEET;
2. NORTH 88°01'31" EAST A DISTANCE OF 2.24 FEET;
3. SOUTH 01°58'29" EAST A DISTANCE OF 193.19 FEET;
4. SOUTH 00°02'34" EAST A DISTANCE OF 138.15 FEET TO THE SOUTH LINE OF SAID LOT 13;

THENCE SOUTH 89°28'21" WEST, ALONG SAID SOUTH LINE OF LOT 13, A DISTANCE OF

1 100.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13 AND THE EAST LINE OF SAID
2 LOT 9;
3
4 THENCE SOUTH 00°03'21" EAST, ALONG SAID EAST LINE OF LOT 9, A DISTANCE OF 124.97
5 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9 AND SAID NORTH RIGHT-OF-WAY LINE
6 OF WEST 10th AVENUE;
7
8 THENCE SOUTH 89°28'00" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE
9 OF 176.42 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5;
10
11 THENCE NORTH 00°03'21" WEST, ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF
12 170.53 FEET TO THE NORTHWEST CORNER OF SAID LOT 5 AND THE SOUTH LINE OF SAID
13 LOT 4;
14
15 THENCE SOUTH 89°28'00" WEST, ALONG SAID SOUTH LINE OF LOT 4, A DISTANCE OF 71.13
16 FEET TO THE
17 SOUTHWEST CORNER OF SAID LOT 4;
18
19 THENCE NORTH 00°03'21" WEST, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF
20 29.48 FEET;
21
22 THENCE SOUTH 89°28'14" WEST, PARALLEL WITH AND 45.52 FEET SOUTH OF THE SOUTH
23 LINE OF
24 SAID LOT 3 EXTENDED WESTERLY, A DISTANCE OF 94.00 FEET;
25
26 THENCE NORTH 00°03'21" WEST, PARALLEL WITH AND 94.00 FEET WESTERLY OF THE
27 WEST LINE OF
28 SAID RUNYAN'S SUBDIVISION, A DISTANCE OF 220.52 FEET TO SAID SOUTH LINE OF LOT 1
29 EXTENDED WESTERLY;
30
31 THENCE NORTH 89°28'21" EAST, ALONG SAID SOUTH LINE OF LOT 1 EXTENDED
32 WESTERLY, A DISTANCE
33 OF 94.00 FEET TO THE **POINT OF BEGINNING**.

34
35 CONTAINING 151,623 SQUARE FEET (3.480 ACRES) MORE OR LESS.
36

37 propose to lay out, plat and subdivide said land, territory or real property into blocks and lots, and
38 have submitted to the Council of the City and County of Denver a plat of such proposed
39 subdivision under the name and style aforesaid, showing the adjacent streets and platted
40 territory, accompanied by a certificate of title from the attorney for the City and County of Denver;
41 and dedicating the streets, avenues and other public places as shown thereon.

42 **WHEREAS**, said subdivision was surveyed by or under the direction of the City Engineer
43 of the City and County of Denver and said City Engineer has certified as to the accuracy of said
44 survey and said plat or map and their conformity with the requirements of Chapter 49, Article III
45 of the Revised Municipal Code of the City and County of Denver, and said plat has been
46 approved by the City Engineer, the Manager of Community Planning and Development, the

1 Manager of Public Works and the Manager of Parks and Recreation;

2 **NOW THEREFORE,**

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

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

7 **Section 2.** That the said plat or map of Runyan’s Subdivision Filing No. 2 and dedicating
8 to the City and County of Denver the street, avenues and other public places, as shown thereon,
9 be and the same are hereby accepted by the Council of the City and County of Denver.

10 COMMITTEE APPROVAL DATE: N/A

11 MAYOR-COUNCIL DATE: N/A

12 PASSED BY THE COUNCIL: _____,

13 2013

14 _____ - PRESIDENT

15 ATTEST: _____ - CLERK AND RECORDER,
16 EX-OFFICIO CLERK OF THE
17 CITY AND COUNTY OF DENVER
18

19 PREPARED BY: Patrick A. Wheeler, Assistant City Attorney DATE: April 11, 2013

20 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of
21 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
22 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to
23 § 3.2.6 of the Charter.

24
25 Douglas J. Friednash, Denver City Attorney

26
27 BY: _____, Assistant City Attorney DATE: _____, 2013