

**BY AUTHORITY**

RESOLUTION NO. CR16-0510  
SERIES OF 2016

COMMITTEE OF REFERENCE:  
Infrastructure & Culture

**A RESOLUTION**

**Accepting and approving the plat of Stapleton Business Center North 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:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 15; TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

THENCE S00°59'23"E, 103.76 FEET ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE DEPARTING SAID EASTERLY LINE S89°00'37"W, 150.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE PARALLEL WITH THE EASTERLY LINE OF SAID NORTHEAST QUARTER, S00°59'23"E, 2,497.76 FEET TO A POINT ON A NON-TANGENT CURVE BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF A UNION PACIFIC RAILROAD EASEMENT AS RECORDED AUGUST 14, 1963 IN BOOK 1088, PAGE 234 IN THE RECORDS OFFICE AT ADAMS COUNTY; THENCE ALONG SAID NORTHERLY RIGHT-OF WAY LINE 482.95 FEET ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 56°54'03", A RADIUS OF 486.30 FEET AND A CHORD THAT BEARS S58°48'30"W, 463.35 FEET; THENCE S89°01'15"W, 50.00 FEET; THENCE N00°58'45"W, 1383.59 FEET; THENCE S89°29'45"W, 200.00 FEET; THENCE N00°58'45"W, 352.74 FEET; THENCE S89°29'45"W, 1818.15 FEET TO A POINT ON THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 15; THENCE ALONG SAID WESTERLY LINE, N00°41'59"W, 1027.81 FEET TO A POINT ON THE SOUTHERLY LINE OF ROW PARCEL TK-11A OF SPECIAL WARRANTY DEED AT RECEPTION NO. 2010075709; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES; 1) N89°29'45"E, 1115.56 FEET; 2) THENCE N88°51'53"E, 499.32 FEET TO THE SOUTH LINE OF 56TH AVENUE AS DEDICATED BY ORDINANCE 508 SERIES OF 1995; THENCE N89°29'45"E, 615.46 FEET ALONG SAID SOUTH LINE OF 56TH AVENUE TO THE WESTERLY MOST CORNER OF ROW PARCEL TK-11B OF SPECIAL WARRANTY DEED AT RECEPTION NO. 2010075710; THENCE ALONG THE SOUTHERLY LINE OF SAID TK-11B THE FOLLOWING THREE (3) COURSES; (1) THENCE S85°50'56"E, 123.21 FEET; (2) THENCE N89°29'45"E, 94.56 FEET; (3) THENCE S32°33'41"E, 29.52 FEET, TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 3,324,892 SQUARE FEET (72.329 ACRES), MORE OR LESS.

UNDER THE NAME AND STYLE OF STAPLETON BUSINESS CENTER NORTH FILING NO. 2.

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

**WHEREAS**, said subdivision was surveyed by or under the direction of the City Engineer of the

1 City and County of Denver and said City Engineer has certified as to the accuracy of said survey and  
2 said plat or map and their conformity with the requirements of Chapter 49, Article III of the Revised  
3 Municipal Code of the City and County of Denver, and said plat has been approved by the City  
4 Engineer, the Executive Director of Community Planning and Development, the Executive Director of  
5 Public Works and the Executive Director of Parks and Recreation;

6 **NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY AND COUNTY OF**  
7 **DENVER:**

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

11 **Section 2.** That the said plat or map of Stapleton Business Center North Filing No. 2 be and  
12 the same are hereby accepted by the Council of the City and County of Denver.

13 COMMITTEE APPROVAL DATE: July 21, 2016 by consent

14 MAYOR-COUNCIL DATE: July 26, 2016

15 PASSED BY THE COUNCIL: \_\_\_\_\_, 2016

16 \_\_\_\_\_ - PRESIDENT

17 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
18 EX-OFFICIO CLERK OF THE  
19 CITY AND COUNTY OF DENVER

20 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: July 28, 2016

21 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of the  
22 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
23 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §  
24 3.2.6 of the Charter.

25  
26 Denver City Attorney

27  
28 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2016