

BY AUTHORITY

RESOLUTION NO. CR14-0026
SERIES OF 2014

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A RESOLUTION

Accepting and approving the plat of C.P. Bedrock Filing No. 4.

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 PART PORTION OF THE NORTH HALF OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 21;

THENCE ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 SOUTH 89°57'30" WEST, A DISTANCE OF 160.42 FEET TO THE EASTERLY LINE OF TRACT B-3, CP BEDROCK FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2008113595 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CELERK AND RECORDER'S OFFICE;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING (13) COURSES:

- 1) NORTH 51°40'47" WEST, A DISTANCE OF 86.20 FEET;
- 2) NORTH 47°30'57" WEST, A DISTANCE OF 34.37 FEET;
- 3) NORTH 42°20'53" WEST, A DISTANCE OF 33.94 FEET;
- 4) NORTH 30°01'07" WEST, A DISTANCE OF 22.45 FEET;
- 5) NORTH 16°25'03" WEST, A DISTANCE OF 19.59 FEET;
- 6) NORTH 04°51'51" WEST, A DISTANCE OF 23.87 FEET;
- 7) NORTH 04°14'45" WEST, A DISTANCE OF 40.70 FEET;
- 8) NORTH 08°14'33" EAST, A DISTANCE OF 151.83 FEET;
- 9) NORTH 02°24'07" EAST, A DISTANCE OF 15.35 FEET;
- 10) NORTH 07°00'19" EAST, A DISTANCE OF 382.36 FEET;
- 11) NORTH 05°18'53" EAST, A DISTANCE OF 148.08 FEET;
- 12) NORTH 06°31'43" EAST, A DISTANCE OF 92.52 FEET;

1 13) NORTH 08°04'45" EAST, A DISTANCE OF 19.10 FEET TO THE SOUTHERLY LINE OF
2 45TH AVE., SAID CP BEDROCK FILING NO. 1;
3
4 THENCE ALONG THE SOUTHERLY LINES OF SAID 45TH AVE. THE FOLLOWING (38)
5 COURSES:
6
7 1) NORTH 89°59'48" EAST, A DISTANCE OF 64.06 FEET TO THE BEGINNING OF A TANGENT
8 CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
9
10 2) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN
11 ARC LENGTH OF 39.27 FEET;
12
13 3) NON-TANGENT TO SAID CURVE SOUTH 85°51'58" EAST, A DISTANCE OF 60.16 FEET TO
14 THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A
15 RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°59'48"
16 EAST;
17
18 4) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 98°02'42", AN
19 ARC LENGTH OF 42.78 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE
20 SOUTHERLY HAVING A RADIUS OF 466.00 FEET;
21
22 5) EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°57'18", AN ARC
23 LENGTH OF 178.57 FEET;
24
25 6) TANGENT TO SAID CURVE SOUTH 60°00'12" EAST, A DISTANCE OF 49.73 FEET TO THE
26 BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00
27 FEET;
28
29 7) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC
30 LENGTH OF 39.27 FEET;
31
32 8) TANGENT TO SAID CURVE SOUTH 29°59'48" WEST, A DISTANCE OF 43.26 FEET;
33
34 9) SOUTH 60°00'12" EAST, A DISTANCE OF 60.00 FEET;
35
36 10) NORTH 29°59'48" EAST, A DISTANCE OF 43.26 FEET TO THE BEGINNING OF A
37 TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET;
38
39 11) EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC
40 LENGTH OF 39.27 FEET;
41
42 12) TANGENT TO SAID CURVE SOUTH 60°00'12" EAST, A DISTANCE OF 170.43 FEET TO
43 THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF
44 25.00 FEET;
45
46 13) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC
47 LENGTH OF 39.27 FEET;
48
49 14) TANGENT TO SAID CURVE SOUTH 29°59'48" WEST, A DISTANCE OF 8.98 FEET;
50 15) SOUTH 60°00'12" EAST, A DISTANCE OF 60.00 FEET;

- 1 16) NORTH 29°59'48" EAST, A DISTANCE OF 8.98 FEET TO THE BEGINNING OF A TANGENT
2 CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET;
3
- 4 17) EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC
5 LENGTH OF 39.27 FEET;
6
- 7 18) TANGENT TO SAID CURVE SOUTH 60°00'12" EAST, A DISTANCE OF 189.68 FEET TO
8 THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF
9 25.00 FEET;
10
- 11 19)SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°33'29", AN ARC
12 LENGTH OF 38.64 FEET;
13
- 14 20) TANGENT TO SAID CURVE SOUTH 28°33'17" WEST, A DISTANCE OF 14.07 FEET;
15
- 16 21) SOUTH 61°26'43" EAST, A DISTANCE OF 60.00 FEET;
17
- 18 22) NORTH 28°33'17" EAST, A DISTANCE OF 15.57 FEET TO THE BEGINNING OF A
19 TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET;
20
- 21 23) EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°21'13", AN ARC
22 LENGTH OF 36.81 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE
23 NORTHERLY HAVING A RADIUS OF 534.00 FEET;
24
- 25 24) EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°54'42", AN ARC
26 LENGTH OF 213.54 FEET;
27
- 28 25) TANGENT TO SAID CURVE NORTH 89°59'48" EAST, A DISTANCE OF 72.55 FEET TO
29 THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS
30 OF 25.00 FEET;
31
- 32 26) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00",
33 AN ARC LENGTH OF 39.27 FEET;
34
- 35 27) NON-TANGENT TO SAID CURVE NORTH 89°59'48" EAST, A DISTANCE OF 60.00 FEET
36 TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A
37 RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°59'48"
38 EAST;
39
- 40 28) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00",
41 AN ARC LENGTH OF 39.27 FEET;
42
- 43 29) TANGENT TO SAID CURVE NORTH 89°59'48" EAST, A DISTANCE OF 152.00 FEET TO
44 THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS
45 OF 25.00 FEET;
46
- 47 30) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00",
48 AN ARC LENGTH OF 39.27 FEET;
49
- 50 31) NON-TANGENT TO SAID CURVE NORTH 89°59'48" EAST, A DISTANCE OF 60.00 FEET
TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A

1 RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°59'48"
2 EAST;
3
4 32) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00",
5 AN ARC LENGTH OF 39.27 FEET;
6
7 33) TANGENT TO SAID CURVE NORTH 89°59'48" EAST, A DISTANCE OF 150.00 FEET TO
8 THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS
9 OF 25.00 FEET;
10
11 34) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00",
12 AN ARC LENGTH OF 39.27 FEET;
13
14 35) TANGENT TO SAID CURVE SOUTH 00°00'12" EAST, A DISTANCE OF 2.00 FEET;
15
16 36) NORTH 89°59'48" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-
17 TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, THE
18 RADIUS POINT OF SAID CURVE BEARS NORTH 89°59'48" EAST;
19
20 37) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00",
21 AN ARC LENGTH OF 39.27 FEET;
22
23 38) TANGENT TO SAID CURVE NORTH 89°59'48" EAST, A DISTANCE OF 98.24 FEET;
24
25 THENCE DEPARTING SAID SOUTHERLY LINE SOUTH 00°00'18" EAST, A DISTANCE OF
26 535.09 FEET TO THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION
27 21;
28
29 THENCE ALONG SAID SOUTHERLY LINE SOUTH 89°57'32" WEST, A DISTANCE OF 1,794.01
30 FEET TO THE POINT OF BEGINNING.
31
32 CONTAINING AN AREA OF 32.303 ACRES, (1,407,119 SQUARE FEET), MORE OR LESS.
33
34 propose to lay out, plat and subdivide said land, territory or real property into blocks, lots and tracts,
35 and have submitted to the Council of the City and County of Denver a plat of such proposed
36 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,
37 accompanied by a certificate of title from the attorney for the City and County of Denver; and
38 dedicating the streets, avenues, waste water easements, and other public places as shown thereon.
39 **WHEREAS**, said subdivision was surveyed by or under the direction of the City Engineer of the
40 City and County of Denver and said City Engineer has certified as to the accuracy of said survey and
41 said plat or map and their conformity with the requirements of Chapter 49, Article III of the Revised
42 Municipal Code of the City and County of Denver, and said plat has been approved by the City
43 Engineer, the Manager of Community Planning and Development, the Manager of Public Works and
44 the Manager of Parks and Recreation;

1 **NOW THEREFORE,**

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

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

6 **Section 2.** That the said plat or map of C.P. Bedrock Filing No. 4 and dedicating to the City
7 and County of Denver the streets, avenues, wastewater easements, and other public places as shown
8 thereon, be and the same are hereby accepted by the Council of the City and County of Denver.

9 COMMITTEE APPROVAL DATE: January 23, 2014 by consent

10 MAYOR-COUNCIL DATE: January 28, 2014

11 PASSED BY THE COUNCIL: _____, 2014

12 _____ - PRESIDENT

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

16 PREPARED BY: Patrick A. Wheeler, Assistant City Attorney DATE: January 30, 2014

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

21
22 D. Scott Martinez, Denver City Attorney

23
24 BY: _____, Assistant City Attorney DATE: _____, 2014