

**BY AUTHORITY**

RESOLUTION NO. CR15-0533  
SERIES OF 2015

COMMITTEE OF REFERENCE:  
Infrastructure & Culture

**A RESOLUTION**

**Accepting and approving the plat of Pena Station Filing No. 1.**

**WHEREAS**, the property owners 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 LOCATED IN THE EAST HALF AND THE NORTHWEST QUARTER OF SECTION 9, 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 EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 27278" IN A RANGE BOX AT THE NORTHEAST CORNER AND A 3" BRASS CAP STAMPED "LS 15244" IN A RANGE BOX AT THE EAST ONE-QUARTER CORNER. BEING ASSUMED TO BEAR S00°11'13"E A DISTANCE OF 2648.91 FEET.

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, N89°52'28"W A DISTANCE OF 70.00 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID TOWER ROAD AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 9800143405 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, SAID LINE BEING 70.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, S00°06'12"E A DISTANCE OF 63.50 FEET;

THENCE N58°59'41"W A DISTANCE OF 28.25 FEET;

THENCE ON A LINE BEING 49.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, N89°52'28"W A DISTANCE OF 217.67 FEET;

THENCE N84°29'52"W A DISTANCE OF 106.72 FEET;

THENCE ON A LINE BEING 39.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, N89°52'28"W A DISTANCE OF 2222.11 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION;

THENCE ON SAID WEST LINE OF THE SOUTHEAST QUARTER, N00°21'27"W A DISTANCE OF 39.00 FEET, TO THE CENTER QUARTER CORNER OF SAID SECTION 9;

THENCE ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, N00°21'23"W A DISTANCE OF 1324.86 FEET, TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9;

THENCE ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9, N89°51'57"W A DISTANCE OF 643.13 FEET, TO A POINT ON THE WESTERLY LINE OF THE PROPERTY DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2012179295;

THENCE ON SAID WESTERLY LINE, N00°16'33"E A DISTANCE OF 643.30 FEET;

THENCE S89°52'28"E A DISTANCE OF 636.03 FEET, TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9;

THENCE ON SAID WEST LINE, N00°21'23"W A DISTANCE OF 343.84 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS N65°46'34"E, HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 30°46'26" AND AN ARC LENGTH OF 347.51 FEET, TO A POINT OF NON-TANGENT;

1 THENCE S89°52'28"E A DISTANCE OF 1074.12 FEET;  
2  
3 THENCE S00°11'13"E A DISTANCE OF 264.75 FEET, TO A POINT OF CURVE;  
4  
5 THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 505.00 FEET, A CENTRAL ANGLE OF 89°41'15"  
6 AND AN ARC LENGTH OF 790.50 FEET, TO A POINT OF TANGENT;  
7  
8 THENCE S89°52'28"E A DISTANCE OF 782.77 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TOWER  
9 ROAD AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 9600152541;  
10  
11 THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, SAID LINE BEING 70.00 FEET WESTERLY OF AND PARALLEL WITH  
12 THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, S00°11'13"E A DISTANCE OF 1281.03 FEET, TO THE  
13 POINT OF BEGINNING.  
14  
15 CONTAINING A CALCULATED AREA OF 4,876,901 SQUARE FEET OR 111.9582 ACRES.  
16

17 propose to lay out, plat and subdivide said land, territory or real property into blocks and tracts, and  
18 have submitted to the Council of the City and County of Denver a plat of such proposed  
19 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,  
20 accompanied by a certificate of title from the attorney for the City and County of Denver; and  
21 dedicating the streets, avenues, and wastewater easements, as shown thereon.

22 **WHEREAS**, said subdivision was surveyed by or under the direction of the City Engineer of  
23 the City and County of Denver and said City Engineer has certified as to the accuracy of said  
24 survey and said plat or map and their conformity with the requirements of Chapter 49, Article III of  
25 the Revised Municipal Code of the City and County of Denver, and said plat has been approved by  
26 the City Engineer, the Executive Director of Community Planning and Development, the Executive  
27 Director of Public Works and the Executive Director of Parks and Recreation;

28 **NOW THEREFORE,**

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

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

33 **Section 2.** That the said plat or map of Pena Station Filing No. 1 and dedicating to the City  
34 and County of Denver the streets, avenues, and wastewater easements, as shown thereon, be  
35 and the same are hereby accepted by the Council of the City and County of Denver.  
36

1 COMMITTEE APPROVAL DATE: July 30, 2015 by Consent.

2 MAYOR-COUNCIL DATE: August 4, 2015.

3 PASSED BY THE COUNCIL: \_\_\_\_\_, 2015

4 \_\_\_\_\_ - PRESIDENT

5 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
6 EX-OFFICIO CLERK OF THE  
7 CITY AND COUNTY OF DENVER  
8

9 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: August 6, 2015

10 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of  
11 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
12 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §  
13 3.2.6 of the Charter.  
14

15 D. Scott Martinez, Denver City Attorney

16 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2015