

BY AUTHORITY

RESOLUTION NO. CR14-0784
SERIES OF 2014

COMMITTEE OF REFERENCE:
Infrastructure & Culture

A RESOLUTION

Accepting and approving the plat of Bellaire Street Subdivision 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 SITUATED IN THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 6 BEARS SOUTH 00°15'29" EAST A DISTANCE OF 2648.99 FEET;

THENCE SOUTH 00°15'29" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6, A DISTANCE OF 703.25 FEET TO THE WESTERLY EXTENSION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF 9th AVENUE, AS DESCRIBED IN DEED TO THE CITY AND COUNTY OF DENVER RECORDED NOVEMBER 19, 1963, IN BOOK 9138 AT PAGE 553 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE;

THENCE, NORTH 89°33'50" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1013.64 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 89°33'50" EAST A DISTANCE OF 72.00 FEET;

THENCE SOUTH 00°26'33" EAST A DISTANCE OF 199.02 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 13°00'00", A RADIUS OF 369.00 FEET AND AN ARC LENGTH OF 83.72 FEET, CHORD BEARS SOUTH 06°03'27" WEST, 83.54 FEET;

THENCE SOUTH 12°33'27" WEST A DISTANCE OF 174.54 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 13°00'00", A RADIUS OF 297.00 FEET AND AN ARC LENGTH OF 67.39 FEET, CHORD BEARS SOUTH 06°03'27" WEST, 67.24 FEET;

THENCE SOUTH 00°26'33" EAST A DISTANCE OF 54.06 FEET

THENCE NORTH 89°32'59" EAST A DISTANCE OF 69.21 FEET;

THENCE SOUTH 83°19'07" EAST A DISTANCE OF 122.65 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 8th AVENUE, BEING THE SOUTHERLY LINE OF BLOCK 1, HARTER'S COLFAX PLACE;

THENCE SOUTH 89°39'44" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 5.90 FEET TO THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 00°20'30" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 1.86 FEET;

THENCE SOUTH 89°33'23" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 257.00 FEET;

THENCE NORTH 00°26'33" WEST A DISTANCE OF 71.12 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 13°00'00", A RADIUS OF 369.00 FEET AND AN ARC LENGTH OF 83.72 FEET, CHORD BEARS NORTH 06°03'27" EAST, 83.54 FEET;

THENCE NORTH 12°33'27" EAST A DISTANCE OF 174.54 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 13°00'00", A RADIUS OF 297.00 FEET AND AN ARC LENGTH OF 67.39 FEET, CHORD BEARS NORTH 06°03'27" EAST, 67.24 FEET;

1 THENCE NORTH 00°26'33" WEST A DISTANCE OF 199.03 FEET TO THE POINT OF
2 BEGINNING.

3
4 CONTAINING 45,218 SQ.FT. (1.038 ACRES) MORE OR LESS.
5

6 propose to lay out, plat and subdivide said land, territory or real property into right-of-way, and
7 have submitted to the Council of the City and County of Denver a plat of such proposed
8 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,
9 accompanied by a certificate of title from the attorney for the City and County of Denver; and
10 dedicating the right-of-way, as shown thereon.

11 **WHEREAS**, said subdivision was surveyed by or under the direction of the City Engineer of
12 the City and County of Denver and said City Engineer has certified as to the accuracy of said
13 survey and said plat or map and their conformity with the requirements of Chapter 49, Article III of
14 the Revised Municipal Code of the City and County of Denver, and said plat has been approved by
15 the City Engineer, the Manager of Community Planning and Development, the Manager of Public
16 Works and the Manager of Parks and Recreation;

17 **NOW THEREFORE,**

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

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

22 **Section 2.** That the said plat or map of Bellaire Street Subdivision Filing No. 1 and
23 dedicating to the City and County of Denver the right-of-way, as shown thereon, be and the same
24 are hereby accepted by the Council of the City and County of Denver.
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1 COMMITTEE APPROVAL DATE: September 25, 2014 by consent
2 MAYOR-COUNCIL DATE: September 30, 2014
3 PASSED BY THE COUNCIL: _____, 2014
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: October 2, 2014
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: _____, 2014