

**BY AUTHORITY**

RESOLUTION NO. CR21-1351  
SERIES OF 2021

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A RESOLUTION**

**Accepting and approving the plat of Central Park Filing No. 60.**

**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 LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 21 AND THE SOUTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 21, MONUMENTED ON THE WEST END BY A FOUND 1" REBAR WITH A PUNCH MARK AND ON THE EAST END BY A FOUND 2-1/2" ALUMINUM CAP STAMPED "PLS35597" "2012", ASSUMED TO BEAR NORTH 89°41'23" EAST 1,325.84 FEET;

**COMMENCE** AT THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SOUTHEAST ONE-QUARTER OF SECTION 21; THENCE SOUTH 57°13'03" EAST A DISTANCE OF 495.04 FEET TO THE WESTERLY LINE OF TRACT B, STAPLETON CENTRAL PARK FILING NO. 1, RECORDED ON JUNE 22, 2012 IN IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER AT RECEPTION NO. 2012082116, SAID CORNER ALSO BEING THE **POINT OF BEGINNING**;

THENCE ALONG THE WESTERLY LINE OF SAID TRACT B THE FOLLOWING TWO (2) COURSES:

1. THENCE SOUTH 00°00'00" EAST A DISTANCE OF 684.15 FEET TO A 676.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WEST;
2. THENCE SOUTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 00°38'25" AN ARC DISTANCE OF 7.55 FEET TO THE NORTHWEST CORNER OF TRACT A, STAPLETON CENTRAL PARK BOULEVARD FILING NO. 2, RECORDED NOVEMBER 30, 2012 IN SAID RECORDS AT RECEPTION NO. 2012165500;

THENCE ALONG THE WESTERLY LINE OF SAID TRACT A THE FOLLOWING THREE (3) COURSES:

1. THENCE CONTINUE SOUTHERLY, ALONG THE PREVIOUSLY DESCRIBED CURVE, THROUGH A CENTRAL ANGLE OF 37°26'22" AN ARC DISTANCE OF 441.73 FEET;
2. THENCE SOUTH 67°45'37" WEST A DISTANCE OF 202.55 FEET;

1 3. THENCE SOUTH 55°04'34" WEST, ALONG SAID NORTHWEST LINE, A DISTANCE OF  
2 576.43 FEET TO THE NORTHERLY LINE OF THE SAND CREEK REGIONAL  
3 GREENWAY AS DESCRIBED IN PROPERTY DEED RECORDED APRIL 4, 2002 IN SAID  
4 RECORDS AT RECEPTION NO. 2002076382;

5  
6 THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) COURSES:

- 7  
8 1. THENCE NORTH 23°21'54" WEST A DISTANCE OF 116.34 FEET TO A 1,439.24 FOOT  
9 RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHWESTERLY;  
10  
11 2. THENCE NORTHWESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL  
12 ANGLE OF 41°17'56" AN ARC DISTANCE OF 1,037.41 FEET;  
13  
14 3. THENCE NORTH 64°39'50" WEST A DISTANCE OF 157.94 FEET;

15  
16 THENCE NORTH 00°00'00" EAST A DISTANCE OF 744.66 FEET TO THE SOUTH LINE OF  
17 THAT PARTICULAR PARCEL OF LAND DESCRIBED AS PARCEL 4 ON ALTA/ACSM LAND  
18 TITLE SURVEY DEPOSITED SEPTEMBER 17, 2009 IN SAID RECORDS, IN BOOK 80, PAGE  
19 009, AT RECEPTION NO. L012114;

20  
21 THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES:

- 22  
23 1. THENCE NORTH 89°41'12" EAST A DISTANCE OF 354.76 FEET;  
24  
25 2. THENCE SOUTH 83°53'29" EAST A DISTANCE OF 1,236.49 FEET;  
26  
27 3. THENCE SOUTH 84°08'41" EAST A DISTANCE OF 114.57 FEET TO THE **POINT OF**  
28 **BEGINNING**.

29  
30 THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 1,959,727 SQUARE FEET  
31 OR 44.989 ACRES, MORE OR LESS

32  
33 propose to lay out, plat and subdivide said land, territory or real property into a block, lots and tracts,  
34 and have submitted to the Council of the City and County of Denver a plat of such proposed  
35 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,  
36 accompanied by a certificate of title from the attorney for the City and County of Denver; and

37 **WHEREAS**, said subdivision was surveyed by or under the direction of the City Engineer of the  
38 City and County of Denver and said City Engineer has certified as to the accuracy of said survey and  
39 said plat or map and their conformity with the requirements of Chapter 49, Article III of the Revised  
40 Municipal Code of the City and County of Denver, and said plat has been approved by the City  
41 Engineer, the Executive Director of Community Planning and Development, the Executive Director of  
42 the Department of Transportation and Infrastructure and the Executive Director of Parks and  
43 Recreation;

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

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

5 **Section 2.** That the said plat or map of Central Park Filing No. 60 be and the same is hereby  
6 accepted by the Council of the City and County of Denver.

7 COMMITTEE APPROVAL DATE: November 9, 2021 by Consent

8 MAYOR-COUNCIL DATE: November 16, 2021

9 PASSED BY THE COUNCIL: \_\_\_\_\_  
10 \_\_\_\_\_ - PRESIDENT

11 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
12 EX-OFFICIO CLERK OF THE  
13 CITY AND COUNTY OF DENVER  
14

15 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: November 18, 2021

16 Pursuant to section 13-9, D.R.M.C., this proposed resolution has been reviewed by the office of the  
17 City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
18 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §  
19 3.2.6 of the Charter.

20  
21 Kristin M. Bronson, Denver City Attorney

22 BY: Jonathan Griffin, Assistant City Attorney DATE: Nov 17, 2021