

BY AUTHORITY

RESOLUTION NO. CR13-0242
SERIES OF 2013

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A RESOLUTION

Accepting and approving the plat of Belleview Station Filing No. 4.

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 BEING LOCATED IN THE EAST HALF OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 8 BEARS S89°34'48"W A DISTANCE OF 2639.53 FEET;

THENCE N14°19'55"W A DISTANCE OF 1675.32 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF UNION AVENUE AS RECORDED JUNE 26, 1992 AT RECEPTION NO. R-92-0071135 ORDINANCE NO. 560, SERIES OF 1992 IN THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 5°56'59", A RADIUS OF 2924.79 FEET, A CHORD BEARING S79°04'29"W A DISTANCE OF 303.58 FEET, AND AN ARC DISTANCE OF 303.72 FEET;

2. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 39°58'39", A RADIUS OF 90.00 FEET, A CHORD BEARING N83°54'41"W A DISTANCE OF 61.53 FEET, AND AN ARC DISTANCE OF 62.80 FEET;

3. THENCE S73°04'22"W NON-TANGENT WITH THE LAST DESCRIBED CURVE AND NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 162.86 FEET TO THE WESTERLY LINE OF RECEPTION NO. 2004140277 RECORDED JULY 2, 2004 IN THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER;

THENCE ALONG THE WESTERLY, SOUTHERLY AND NORTHERLY LINES OF SAID RECEPTION NO. 2004140277 THE FOLLOWING TWELVE (12) COURSES:

1. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 46°23'18", A RADIUS OF 90.00 FEET, A CHORD BEARING N10°58'36"E A DISTANCE OF 70.89 FEET, AND AN ARC DISTANCE OF 72.87 FEET;

2. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 6°59'11", A RADIUS OF 1070.32 FEET, A CHORD BEARING N08°43'28"W A DISTANCE OF 130.43 FEET, AND AN ARC DISTANCE OF 130.51 FEET;

1 3. THENCE N05°13'52"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES
2 A DISTANCE OF 352.43 FEET;
3
4 4. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF
5 19°14'50", A RADIUS OF 948.44 FEET, A CHORD BEARING N14°51'18"W A DISTANCE OF
6 317.11 FEET, AND AN ARC DISTANCE OF 318.61 FEET;
7
8 5. THENCE N24°28'43"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES
9 A DISTANCE OF 290.00 FEET;
10
11 6. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF
12 63°10'53", A RADIUS OF 470.00 FEET, A CHORD BEARING N56°04'09"W A DISTANCE OF 492.42
13 FEET, AND AN ARC DISTANCE OF 518.28 FEET;
14
15 7. THENCE N87°39'36"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES
16 A DISTANCE OF 298.45 FEET;
17
18 8. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF
19 86°59'16", A RADIUS OF 30.00 FEET, A CHORD BEARING S48°50'46"W A DISTANCE OF 41.30
20 FEET, AND AN ARC DISTANCE OF 45.55 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF
21 SOUTH MONACO STREET AS SHOWN ON THE PLAT OF 165 SUBDIVISION FILING NO. 1,
22 RECORDED AT BOOK 29, PAGE 86 ON MAY 23, 1984 IN THE OFFICE OF THE CITY AND
23 COUNTY OF DENVER CLERK AND RECORDER;
24
25 9. THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO
26 THE LEFT NON-TANGENT WITH THE LAST DESCRIBED CURVE, HAVING A CENTRAL
27 ANGLE OF 6°01'34", A RADIUS OF 1492.39 FEET, A CHORD BEARING N02°20'12"E A DISTANCE
28 OF 156.89 FEET, AND AN ARC DISTANCE OF 156.96 FEET;
29
30 10. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT NON-TANGENT WITH THE LAST
31 DESCRIBED CURVE, HAVING A CENTRAL ANGLE OF 86°59'16", A RADIUS OF 30.00 FEET, A
32 CHORD BEARING S44°09'58"E A DISTANCE OF 41.30 FEET, AND AN ARC DISTANCE OF 45.55
33 FEET;
34
35 11. THENCE S87°39'36"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES
36 A DISTANCE OF 298.45 FEET;
37
38 12. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF
39 20°45'08", A RADIUS OF 570.00 FEET, A CHORD BEARING S77°17'02"E A DISTANCE OF 205.32
40 FEET, AND AN ARC DISTANCE OF 206.45 FEET TO THE SOUTHWESTERLY CORNER OF
41 RECEPTION NO. R-88-0341291 RECORDED DECEMBER 13, 1988 IN THE OFFICE OF THE CITY
42 AND COUNTY OF DENVER CLERK AND RECORDER;
43
44 THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID RECEPTION NO. R-88-
45 0341291 THE FOLLOWING TWO (2) COURSES:
46
47 1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE
48 OF 36°50'56", A RADIUS OF 445.00 FEET, A CHORD BEARING N00°05'02"E A DISTANCE OF
49 281.29 FEET, AND AN ARC DISTANCE OF 286.19 FEET;
50

1 2. THENCE N65°28'00"E NON-TANGENT WITH THE LAST AND FOLLOWING DESCRIBED
2 CURVES A DISTANCE OF 309.00 FEET TO THE WESTERLY LINE OF COLORADO
3 DEPARTMENT OF TRANSPORTATION PARCEL NO. 315 REV. 3 DESCRIBED AT RECEPTION
4 NO. 2006126947 IN THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND
5 RECORDER;

6
7 THENCE ALONG THE WESTERLY LINES OF SAID RECEPTION NO. 2006126947 THE
8 FOLLOWING ELEVEN (11) COURSES:

9
10 1. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 0°10'05", A
11 RADIUS OF 3825.00 FEET, A CHORD BEARING S19°55'42"E A DISTANCE OF 11.22 FEET, AND
12 AN ARC DISTANCE OF 11.22 FEET;

13
14 2. THENCE S19°50'39"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A
15 DISTANCE OF 486.59 FEET;

16
17 3. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF
18 7°34'28", A RADIUS OF 3900.00 FEET, A CHORD BEARING S23°37'53"E A DISTANCE OF 515.20
19 FEET, AND AN ARC DISTANCE OF 515.58 FEET;

20
21 4. THENCE S27°25'06"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A
22 DISTANCE OF 470.49 FEET;

23
24 5. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF
25 2°49'18", A RADIUS OF 7986.50 FEET, A CHORD BEARING S26°00'27"E A DISTANCE OF 393.27
26 FEET, AND AN ARC DISTANCE OF 393.31 FEET;

27
28 6. THENCE S65°27'11"W NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE
29 OF 45.07 FEET;

30
31 7. THENCE N24°28'52"W A DISTANCE OF 14.47 FEET;

32
33 8. THENCE S81°53'02"W A DISTANCE OF 15.75 FEET;

34
35 9. THENCE S08°06'59"E A DISTANCE OF 11.50 FEET;

36
37 10. THENCE S83°47'34"W A DISTANCE OF 30.02 FEET;

38
39 11. THENCE S08°07'00"E A DISTANCE OF 27.20 FEET TO THE POINT OF BEGINNING.

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41 THE ABOVE DESCRIBED PARCEL CONTAINS 18.069 ACRES, (787,077 SQ. FT.) MORE OR LESS.

42
43 propose to lay out, plat and subdivide said land, territory or real property into blocks, lots and
44 Streets, and have submitted to the Council of the City and County of Denver a plat of such proposed
45 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,
46 accompanied by a certificate of title from the attorney for the City and County of Denver; and
47 dedicating the streets, sidewalk easement, and other public places as shown thereon.

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

7 **NOW THEREFORE,**

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

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

12 **Section 2.** That the said plat or map of Belleview Station Filing No. 4 and dedicating to the
13 City and County of Denver the streets, sidewalk easement, and other public places, as shown
14 thereon, be and the same are hereby accepted by the Council of the City and County of Denver.

15 COMMITTEE APPROVAL DATE: April 11, 2013 by consent

16 MAYOR-COUNCIL DATE: April 16, 2013

17 PASSED BY THE COUNCIL: _____, 2013
18 _____ - PRESIDENT

19 ATTEST: _____ - CLERK AND RECORDER,
20 EX-OFFICIO CLERK OF THE
21 CITY AND COUNTY OF DENVER

22
23 PREPARED BY: Patrick A. Wheeler, Assistant City Attorney DATE: April 18, 2013

24 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of the
25 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
26 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §
27 3.2.6 of the Charter.

28
29 Douglas J. Friednash, Denver City Attorney

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31 BY: _____, Assistant City Attorney DATE: _____, 2013