

**BY AUTHORITY**

RESOLUTION NO. CR15-0594  
SERIES OF 2015

COMMITTEE OF REFERENCE:  
Infrastructure & Culture

**A RESOLUTION**

**Accepting and approving the plat of Stapleton Filing No. 47.**

**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 part of Tract A (Future R.O.W. for 51<sup>st</sup> Ave.) Stapleton Filing No. 13, as recorded at Reception Number 2004204799 in the Clerk and Recorder’s Office of the City and County of Denver; together with a part of the West Half of Section 15, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

**COMMENCING** at the North Quarter Corner of said Section 15;  
thence South 00°41'59" East, along the easterly line of the Northwest Quarter of said Section 15, a distance of 1170.27 feet to a point that is 66.97 feet southerly of the southwest corner of Tract B of Stapleton Business Center North Filing No. 1 recorded at Reception Number 2009084385 in said Clerk and Recorder’s Office and the **POINT OF BEGINNING**;

thence South 00°41'59" East, along said easterly line of the Northwest Quarter of Section 15, a distance of 1483.91 feet to the Center of said Section 15;  
thence South 00°41'59" East, along the easterly line of the Southwest Quarter of said Section 15, a distance of 263.11 feet to the northeast corner of said Stapleton Filing No. 13;  
thence along the northerly lines of said Stapleton Filing No. 13 the following two (2) courses:  
1.) South 89°28'34" West a distance of 55.92 feet to a point of curve;  
2.) along the arc of a curve to the right having a radius of 370.00 feet, a central angle of 10°45'48", an arc length of 69.51 feet and whose chord bears North 85°08'32" West a distance of 69.40 feet to the northeast corner of Tract A (Future R.O.W. for 51<sup>st</sup> Ave.), said Stapleton Filing No. 13;

thence South 00°41'59" East, along the easterly line of said Tract A (Future R.O.W. for 51<sup>st</sup> Ave.), a distance of 76.67 feet to the southeast corner of said Tract A (Future R.O.W. for 51<sup>st</sup> Ave.) and a point on the westerly line of Stapleton Business Center Filing No. 1 recorded at Reception Number 2004027120 in said Clerk and Recorder’s Office;  
thence South 00°41'59" East, along said westerly line of Stapleton Business Center Filing No. 1 a distance of 19.84 feet to the southwest corner of said 51<sup>st</sup> Ave. as dedicated by said Stapleton Business Center Filing No. 1;  
thence South 89°28'34" West, along the westerly extension of the southerly line of said 51<sup>st</sup> Ave. as dedicated by Stapleton Business Center Filing No. 1, a distance of 26.83 feet;  
thence South 20°50'12" West a distance of 195.40 feet to a point of curve;  
thence along the arc of a curve to the left having a radius of 379.00 feet, a central angle of 21°32'11", an arc length of 142.46 feet and whose chord bears South 10°04'06" West a distance of 141.62 feet to the easterly line of Tract E (R.O.W. for Dallas St.), said Stapleton Filing No. 13;  
thence along said easterly line of Tract E (R.O.W. for Dallas St.) the following four (4) courses:  
1.) North 00°41'59" West a distance of 183.47 feet to a point of curve;

- 2.) along the arc of a curve to the right having a radius of 379.00 feet, a central angle of 16°16'08", an arc length of 107.62 feet and whose chord bears North 07°26'04" East a distance of 107.25 feet;
- 3.) North 15°34'08" East a distance of 59.73 feet to a point of curve;
- 4.) along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 90°00'00", an arc length of 31.42 feet and whose chord bears North 60°34'08" East a distance of 28.28 feet to the northeast corner of said Tract E (R.O.W. for Dallas St.) and also being a point on the southerly line of said Tract A (Future R.O.W. for 51<sup>st</sup> Ave.);

thence along said southerly line of Tract A (Future R.O.W. for 51<sup>st</sup> Ave.) the following three (3) courses:

- 1.) North 74°25'52" West a distance of 291.79 feet to a point of curve;
- 2.) along the arc of a curve to the left having a radius of 564.00 feet, a central angle of 15°34'08", an arc length of 153.26 feet and whose chord bears North 82°12'56" West a distance of 152.78 feet;
- 3.) North 90°00'00" West a distance of 971.46 feet to the northeast corner of Tract B (R.O.W. for Beeler St.), said Stapleton Filing No. 13;

thence North 00°00'00" East a distance of 72.00 feet to the northerly line of said Tract A (Future R.O.W. for 51<sup>st</sup> Ave.);

thence along said northerly line of Tract A (Future R.O.W. for 51<sup>st</sup> Ave.) the following two (2) courses:

- 1.) North 90°00'00" West a distance of 373.01 feet to a point of curve;
- 2.) along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 71°40'19", an arc length of 25.02 feet and whose chord bears North 54°09'50" West a distance of 23.42 feet to the easterly line of Tract A (Future R.O.W. for Central Park Blvd.), Stapleton Filing No. 41 as recorded at Reception Number 2014008209 in said Clerk and Recorder's Office;

thence along said easterly line of Tract A (Future R.O.W. for Central Park Blvd.) the following three (3) courses:

- 1.) North 00°00'00" East a distance of 244.47 feet to a point of curve;
- 2.) along the arc of a curve to the left having a radius of 1666.50 feet, a central angle of 21°28'40", an arc length of 624.70 feet and whose chord bears North 10°44'20" West a distance of 621.05 feet;
- 3.) North 21°28'40" West a distance of 582.17 feet;

thence North 70°42'25" East a distance of 74.98 feet to a point of curve;

thence along the arc of a curve to the right having a radius of 517.00 feet, a central angle of 19°17'35", an arc length of 174.09 feet and whose chord bears North 80°21'13" East a distance of 173.27 feet;

thence North 90°00'00" East a distance of 169.76 feet to a point of curve;

thence along the arc of a curve to the right having a radius of 717.00 feet, a central angle of 24°04'55", an arc length of 301.36 feet and whose chord bears South 77°57'32" East a distance of 299.15 feet;

thence South 65°55'05" East a distance of 110.00 feet to a point of curve;

thence along the arc of a curve to the left having a radius of 983.00 feet, a central angle of

1 11°56'37", an arc length of 204.91 feet and whose chord bears South 71°53'23" East a distance of  
2 204.54 feet;  
3 thence South 77°51'42" East a distance of 445.26 feet to a point of curve;  
4 thence along the arc of a curve to the right having a radius of 367.00 feet, a central angle of  
5 74°16'03", an arc length of 475.71 feet and whose chord bears South 40°43'40" East a distance of  
6 443.10 feet;  
7 thence South 03°35'39" East a distance of 252.22 feet to a point of curve;  
8 thence along the arc of a curve to the right having a radius of 517.00 feet, a central angle of  
9 20°39'28", an arc length of 186.40 feet and whose chord bears South 06°44'05" West a distance of  
10 185.40 feet;  
11 thence South 17°03'49" West a distance of 311.26 feet to a point of curve;  
12 thence along the arc of a curve to the left having a radius of 24.00 feet, a central angle of  
13 28°07'27", an arc length of 11.78 feet and whose chord bears South 03°00'06" West a distance of  
14 11.66 feet to a point of non-tangent curve;  
15 thence along the arc of a curve to the right having a radius of 2030.50 feet, a central angle of  
16 3°55'33", an arc length of 139.12 feet and whose chord bears South 67°59'53" East a distance of  
17 139.10 feet;  
18 thence South 66°02'07" East a distance of 283.95 feet to a point of curve;  
19 thence along the arc of a curve to the left having a radius of 969.50 feet, a central angle of  
20 2°41'38", an arc length of 45.59 feet and whose chord bears South 67°22'56" East a distance of  
21 45.58 feet to said northerly line of Tract A (Future R.O.W. for 51<sup>st</sup> Ave.) and a point of non-tangent  
22 curve;  
23  
24 thence along said northerly line of Tract A (Future R.O.W. for 51<sup>st</sup> Ave.) the following three (3)  
25 courses:  
26  
27 1.) along the arc of a curve to the left having a radius of 20.00 feet, a central angle of  
28 29°10'05", an arc length of 10.18 feet and whose chord bears North 30°09'11" East a  
29 distance of 10.07 feet;  
30 2.) South 74°25'52" East a distance of 72.00 feet to a point of non-tangent curve;  
31 3.) along the arc of a curve to the left having a radius of 20.00 feet, a central angle of  
32 46°07'40", an arc length of 16.10 feet and whose chord bears South 07°29'42" East a  
33 distance of 15.67 feet to a point of non-tangent curve;  
34  
35 thence along the arc of a curve to the left having a radius of 969.50 feet, a central angle of  
36 0°10'23", an arc length of 2.93 feet and whose chord bears South 73°35'34" East a distance of  
37 2.93 feet to a point of non-tangent curve;  
38  
39 thence along the arc of a curve to the left having a radius of 24.00 feet, a central angle of  
40 52°06'31", an arc length of 21.83 feet and whose chord bears North 41°09'15" East a distance of  
41 21.08 feet;  
42 thence North 15°06'00" East a distance of 346.00 feet to a point of curve;  
43 thence along the arc of a curve to the left having a radius of 392.00 feet, a central angle of  
44 15°47'59", an arc length of 108.10 feet and whose chord bears North 07°12'01" East a distance of  
45 107.75 feet to a point that is 59.00 feet west of said easterly line of the Northwest Quarter of  
46 Section 15;  
47 thence North 00°41'59" West, parallel with and 59.00 feet west of said easterly line of the  
48 Northwest Quarter of Section 15, a distance of 1264.00 feet to a point that is South 89°18'01" West  
49 from the Point of Beginning;  
50 thence North 89°18'01" East a distance of 59.00 feet to the **POINT OF BEGINNING.**

1 Containing 2,208,464 square feet or 50.699 acres, more or less.

2 **BASIS OF BEARING:** Bearings are based on the east line of the Northwest Quarter of  
3 Section 15, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of  
4 Denver, State of Colorado, bearing North 00°41'59" West based on NAD 83/92 Colorado Central  
5 Zone State Plane Coordinates. The North Quarter Corner of said Section 15 is a 3-1/4" aluminum  
6 cap stamped PLS 27936 in a range box. The Center of said Section 15 is a 3-1/4" aluminum cap  
7 stamped ZBS INC PLS 11434.

8  
9 propose to lay out, plat and subdivide said land, territory or real property into blocks, lots and  
10 tracts, and have submitted to the Council of the City and County of Denver a plat of such proposed  
11 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,  
12 accompanied by a certificate of title from the attorney for the City and County of Denver.

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

19 **NOW THEREFORE,**

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

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

24 **Section 2.** That the said plat or map of Stapleton Filing No. 47 be and the same are  
25 hereby accepted by the Council of the City and County of Denver.

26  
27

1 COMMITTEE APPROVAL DATE: August 27, 2015 by Consent

2 MAYOR-COUNCIL DATE: September 1, 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: September 3, 2015

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

15  
16 D. Scott Martinez, Denver City Attorney

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