

BY AUTHORITY

RESOLUTION NO. CR12-0333
SERIES OF 2012

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A RESOLUTION

Accepting and approving the plat of Stapleton Filing No. 35.

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 part of the Southwest Quarter of Section 26, 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 Southwest Corner of said Section 26;

thence North 89°42'43" East, along the southerly line of said Southwest Quarter of Section 26, a distance of 1,299.16 feet to the southeast corner of Stapleton Filing No. 16, recorded at Reception Number 2012018815 in the Clerk and Recorder's Office of said City and County of Denver and the **POINT OF BEGINNING**;

thence along the easterly lines of said Stapleton Filing No. 16 the following twenty two (22) courses;

- 1.) North 00°00'00" West a distance of 44.00 feet;
- 2.) South 89°42'43" West a distance of 10.00 feet;
- 3.) North 00°00'00" West a distance of 220.00 feet;
- 4.) North 89°42'43" East a distance of 5.00 feet;
- 5.) North 00°00'00" West a distance of 60.00 feet;
- 6.) South 89°42'43" West a distance of 5.00 feet;
- 7.) North 00°00'00" West a distance of 4.70 feet;
- 8.) South 90°00'00" West a distance of 60.00 feet;
- 9.) South 00°00'00" West a distance of 5.00 feet;
- 10.) South 89°42'43" West a distance of 100.00 feet;
- 11.) North 00°00'00" West a distance of 364.07 feet to a point of non-tangent curve;
- 12.) along the arc of a curve to the right having a radius of 1593.00 feet, a central angle of 7°45'33", an arc length of 215.73 feet and whose chord bears North 65°56'13" West a distance of 215.57 feet to a point of reverse curve;
- 13.) along the arc of a curve to the left having a radius of 210.00 feet, a central angle of 13°03'08", an arc length of 47.84 feet and whose chord bears North 68°35'00" West a distance of 47.74 feet;
- 14.) North 75°06'35" West a distance of 110.19 feet to a point of curve;
- 15.) along the arc of a curve to the right having a radius of 22.00 feet, a central angle of 75°06'35", an arc length of 28.84 feet and whose chord bears North 37°33'17" West a distance of 26.82 feet;
- 16.) North 00°00'00" West a distance of 123.10 feet to a point of non-tangent curve;
- 17.) along the arc of a curve to the right having a radius of 270.00 feet, a central angle of 3°01'32", an arc length of 14.26 feet and whose chord bears South 79°06'58" East a distance of 14.26 feet;
- 18.) North 00°00'00" West a distance of 61.16 feet to a point of non-tangent curve;
- 19.) along the arc of a curve to the left having a radius of 330.00 feet, a central angle of 2°27'38", an arc length of 14.17 feet and whose chord bears North 81°06'50" West a distance of 14.17 feet;
- 20.) North 00°00'00" West a distance of 88.93 feet to a point of curve;

1 21.) along the arc of a curve to the right having a radius of 50.00 feet, a central angle of 28°16'03", an
2 arc length of 24.67 feet and whose chord bears North 14°08'01" East a distance of 24.42 feet;
3 22.) North 28°16'03" East a distance of 141.27 feet to a point of non-tangent curve;

4
5 thence along the arc of a curve to the left having a radius of 1246.00 feet, a central angle of 48°33'30", an
6 arc length of 1055.99 feet and whose chord bears South 71°50'10" East a distance of 1024.67 feet;
7 thence North 83°53'05" East a distance of 30.94 feet;
8 thence North 05°00'00" West a distance of 50.01 feet to the southerly line of Havana Way as described by
9 Ordinance 127, Series of 1954 in said Clerk and Recorder's Office;
10 thence North 83°53'05" East, along said southerly line of Havana Way, a distance of 68.01 feet;
11 thence South 05°00'00" East a distance of 50.01 feet;
12 thence North 83°53'05" East a distance of 121.02 feet;
13 thence South 05°00'00" East a distance of 187.04 feet;
14 thence North 83°53'05" East a distance of 109.02 feet;
15 thence South 05°00'00" East a distance of 60.01 feet;
16 thence South 83°53'05" West a distance of 10.00 feet;
17 thence South 05°00'00" East a distance of 404.44 feet;
18 thence North 89°42'43" East a distance of 10.03 feet;
19 thence South 05°00'00" East a distance of 60.20 feet;
20 thence South 89°42'43" West a distance of 230.78 feet;
21 thence South 05°00'00" East a distance of 220.75 feet;
22 thence North 89°42'43" East a distance of 10.03 feet;
23 thence South 05°00'00" East a distance of 44.15 feet to said southerly line of the Southwest Quarter of
24 Section 26;
25 thence South 89°42'43" West, along said southerly line of the Southwest Quarter of Section 26, a distance
26 of 703.96 feet to the **POINT OF BEGINNING**;

27
28 Containing 1,026,433 square feet or 23.564 acres, more or less.

29
30 propose to lay out, plat and subdivide said land, territory or real property into blocks, lots and tracts,
31 and have submitted to the Council of the City and County of Denver a plat of such proposed
32 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,
33 accompanied by a certificate of title from the attorney for the City and County of Denver.

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

40 **NOW THEREFORE,**

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

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

1 County of Denver.

2 **Section 2.** That the said plat or map of Stapleton Filing No.35 be and the same are hereby
3 accepted by the Council of the City and County of Denver.

4 COMMITTEE APPROVAL DATE: May 3, 2012 by consent

5 MAYOR-COUNCIL DATE: May 8, 2012

6 PASSED BY THE COUNCIL: _____, 2012

7 _____ - PRESIDENT

8 ATTEST: _____ - CLERK AND RECORDER,
9 EX-OFFICIO CLERK OF THE
10 CITY AND COUNTY OF DENVER

11
12 PREPARED BY: Patrick A. Wheeler, Assistant City Attorney DATE: May 10, 2012

13 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of the
14 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
15 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §
16 3.2.6 of the Charter.

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18 Douglas J. Friednash, Denver City Attorney

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20 BY: _____, Assistant City Attorney DATE: _____, 2012