

1 **BY AUTHORITY**

2 RESOLUTION NO. CR13-0456
3 SERIES OF 2013

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

4
5 **A RESOLUTION**

6 **Accepting and approving the plat of Stapleton Filing No. 40.**
7

8 **WHEREAS**, the property owners of the following described land, territory or real property
9 situate, lying and being in the City and County of Denver, State of Colorado, to wit:

10 All of Tract C (Future R.O.W. for 28th Pl.), all of Tract D (Future R.O.W for Kingston Ct.), all of Tract L
11 (Future R.O.W. for 27th Ave.) and all of Block 3, Stapleton Filing No. 35, recorded at Reception Number
12 2012065645 in the Clerk and Recorder's Office of the City and County of Denver, together with a part of the
13 South Half of Section 26, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and
14 County of Denver, State of Colorado, more particularly described as follows:

15 **COMMENCING** at the Southwest Corner of said Section 26;

16
17
18 thence North 89°42'43" East, along the southerly line of the Southwest Quarter of said Section 26, a distance
19 of 2003.12 feet to the southeast corner of said Stapleton Filing No. 35 and the **POINT OF BEGINNING**;

20
21 thence along the easterly and northerly lines of Tract N (Future R.O.W. for 26th Ave.) of said Stapleton Filing
22 No. 35 the following two (2) courses:

- 23
24 1. North 05°00'00" West a distance of 44.15 feet;
25 2. South 89°42'43" West a distance of 10.03 feet to the southeast corner of Tract M (Future R.O.W. for
26 Kingston St.) of said Stapleton Filing No. 35;

27
28 thence North 05°00'00" West, along the easterly line of said Tract M (Future R.O.W. for Kingston St.),
29 along the easterly line of Tract K (Future R.O.W. for 27th Ave.), along the easterly line of Tract E (Future
30 R.O.W. for Kingston St.) and along the easterly line of Tract A (Future R.O.W. for 28th Pl.) of said Stapleton
31 Filing No. 35, a distance of 722.98 feet to the northwest corner of said Tract C (Future R.O.W. for 28th Pl.);
32 thence North 83°53'05" East, along the northerly line of said Tract C (Future R.O.W. for 28th Pl.), a distance
33 of 121.02 feet to the southeast corner of Tract U of said Stapleton Filing No. 35;

34 thence North 05°00'00" West, along the easterly line of said Tract U, a distance of 187.04 feet to the
35 northeast corner of said Tract U;

36 thence North 83°53'05" East a distance of 374.99 feet to a point of curve;

37 thence along the arc of a curve to the right having a radius of 1097.50 feet, a central angle of 10°55'07", an
38 arc length of 209.14 feet and whose chord bears North 89°20'38" East a distance of 208.83 feet;

39 thence North 00°00'00" East a distance of 67.96 feet to a point of non-tangent curve on the southerly line of
40 Havana Way as described by Ordinance 127, Series of 1954 in said Clerk and Recorder's Office;

41 thence along said southerly line of Havana Way and along the arc of a curve to the right having a radius of
42 624.10 feet, a central angle of 5°52'51", an arc length of 64.06 feet and whose chord bears South 88°15'30"
43 East a distance of 64.03 feet;

44 thence South 00°00'00" East a distance of 73.29 feet to a point of non-tangent curve;

45 thence along the arc of a curve to the right having a radius of 1097.50 feet, a central angle of 24°50'58", an

1 arc length of 475.99 feet and whose chord bears South 69°24'33" East a distance of 472.27 feet to a point of
2 non-tangent curve on the southwesterly line of said Havana Way;
3 thence along said southwesterly lines of Havana Way the following two (2) courses:
4 1. along the arc of a curve to the right having a radius of 624.10 feet, a central angle of 37°31'25", an arc
5 length of 408.73 feet and whose chord bears South 19°03'09" East a distance of 401.46 feet;
6 2. South 00°17'27" East a distance of 446.04 feet to the southerly line of the Southeast Quarter of said
7 Section 26;
8
9 thence South 89°39'23" West, along said southerly line of the Southeast Quarter of Section 26, a distance of
10 590.15 feet to the South Quarter Corner of said Section 26;
11 thence South 89°42'43" West, along said southerly line of the Southwest Quarter of Section 26, a distance of
12 658.09 feet to the **POINT OF BEGINNING**.

13
14 Containing 1,200,739 square feet or 27.565 acres, more or less.

15
16 propose to lay out, plat and subdivide said land, territory or real property into blocks, lots and tracts,
17 and have submitted to the Council of the City and County of Denver a plat of such proposed
18 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,
19 accompanied by a certificate of title from the attorney for the City and County of Denver.

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

26 **NOW THEREFORE,**

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

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

31 **Section 2.** That the said plat or map of Stapleton Filing No. 40 be and the same are hereby
32 accepted by the Council of the City and County of Denver.

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1 COMMITTEE APPROVAL DATE: July 11, 2013 by consent
2 MAYOR-COUNCIL DATE: July 16, 2013
3 PASSED BY THE COUNCIL: _____, 2013
4 _____ - PRESIDENT
5 ATTEST: _____ - CLERK AND RECORDER,
6 EX-OFFICIO CLERK OF THE
7 CITY AND COUNTY OF DENVER
8
9 PREPARED BY: Patrick A. Wheeler, Assistant City Attorney DATE: July 18, 2013
10 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of the
11 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 Douglas J. Friednash, Denver City Attorney
16
17 BY: _____, Assistant City Attorney DATE: _____, 2013