

**BY AUTHORITY**

RESOLUTION NO. CR15-0630  
SERIES OF 2015

COMMITTEE OF REFERENCE:  
Infrastructure & Culture

**A RESOLUTION**

**Laying out, opening and establishing as part of the City street system parcels of land as Martin Luther King, Jr. Boulevard and Central Park Boulevard at Stapleton Filing No. 9.**

**WHEREAS**, the Manager of Public Works of the City and County of Denver has found and determined that the public use, convenience and necessity require the laying out, opening and establishing as public streets designated as part of the system of thoroughfares of the municipality those portions of real property hereinafter more particularly described, and, subject to approval by resolution has laid out, opened and established the same as a public street;

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

**Section 1.** That the action of the Manager of Public Works in laying out, opening and establishing as part of the system of thoroughfares of the municipality the following described portion of real property situate, lying and being in the City and County of Denver, State of Colorado, to wit:

**PARCEL 9A-201-1:**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 28, 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:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER; THENCE S00°34'18"E, ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 756.60 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT A AS SHOWN ON THE PLAT OF STAPLETON FILING NO. 9 RECORDED AT RECEPTION NO. 2003259880 ON DECEMBER 16, 2003, CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE; THENCE N90°00'00"E, ALONG SAID SOUTHERLY LINE OF TRACT A, A DISTANCE OF 470.34 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 1, BLOCK 4 OF SAID STAPLETON FILING NO. 9, BEING THE **POINT OF BEGINNING**;

1. THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID LOT 1, BLOCK 4 THE FOLLOWING THREE (3) COURSES:

1a. THENCE S90°00'00"E, ALONG THE SOUTHERLY LINE OF SAID TRACT A, A DISTANCE OF 437.64 FEET TO THE MOST NORTHWESTERLY CORNER OF TRACT L AS SHOWN ON SAID PLAT OF STAPLETON FILING NO. 9;

1b. THENCE S45°00'00"E, A DISTANCE OF 2.12 FEET ALONG THE WESTERLY LINE OF SAID TRACT L;

1c. THENCE S00°00'00"W, ALONG SAID WESTERLY LINE, A DISTANCE OF 57.17 FEET;

2. THENCE N88°55'13"W, A DISTANCE OF 44.88 FEET TO A POINT OF TANGENT CURVE;

1 3. THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1007.00 FEET, A  
2 CENTRAL ANGLE OF 11°25'35" AND AN ARC LENGTH OF 200.82 FEET TO A POINT OF  
3 TANGENT;  
4  
5 4. THENCE N77°29'38"W, A DISTANCE OF 116.08 FEET TO A POINT OF TANGENT CURVE;  
6  
7 5. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 378.00 FEET, A CENTRAL ANGLE  
8 OF 12°30'23" AND AN ARC LENGTH OF 82.51 FEET TO THE **POINT OF BEGINNING**.  
9  
10 THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 15,116 SQUARE FEET OR 0.3470  
11 ACRE, MORE OR LESS.  
12  
13  
14 BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE SECTION 28,  
15 T.3S., R.67W., 6TH P.M., BEING MONUMENTED ON THE WEST END AND EAST  
16 END BY 3.25" ALUMINUM CAP WINESS CORNERS AND REFERENCE MONUMENTS AS INDICATED ON  
17 MONUMENT RECORDS FILED MARCH 12, 2004 BY A. DAVID JOHNSON, PLS 20683, WHICH BEARS  
18 N89°33'05"E, A DISTANCE OF 2632.54 FEET.

19 be and the same is hereby approved and said real property is hereby laid out and established and  
20 declared laid out, opened and established as Martin Luther King, Jr. Boulevard.

21 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known  
22 as Martin Luther King, Jr. Boulevard.

23 **Section 3.** That the action of the Manager of Public Works in laying out, opening and  
24 establishing as part of the system of thoroughfares of the municipality the following described  
25 portion of real property situate, lying and being in the City and County of Denver, State of  
26 Colorado, to wit:

27 **PARCEL 9A-202-1:**

28 A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP  
29 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF  
30 DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
31  
32 COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER; THENCE S00°34'18"E,  
33 ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF  
34 756.60 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT A AS SHOWN ON THE PLAT  
35 OF STAPLETON FILING NO. 9 RECORDED AT RECEPTION NO. 2003259880 ON DECEMBER 16, 2003,  
36 CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE; THENCE N90°00'00"E, ALONG SAID  
37 SOUTHERLY LINE OF TRACT A, A DISTANCE OF 907.98 FEET; THENCE N89°35'03"E, A DISTANCE OF  
38 224.34 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 1, BLOCK 5 OF SAID STAPLETON FILING  
39 NO. 9, BEING THE **POINT OF BEGINNING**;

- 40  
41 1. THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID LOT 1, BLOCK 5 THE  
42 FOLLOWING SIX (6) COURSES:  
43  
44 1a. THENCE N88°48'27"E, ALONG THE SOUTHERLY LINE OF SAID TRACT A, A DISTANCE OF  
45 139.29 FEET;  
46  
47 1b. THENCE N85°56'43"E, ALONG THE SOUTHERLY LINE OF SAID TRACT A, A DISTANCE OF  
48 220.25 FEET;  
49  
50 1c. THENCE N88°48'23"E, ALONG SAID SOUTHERLY LINE OF TRACT A, A

1 DISTANCE OF 57.77 FEET;

2  
3 1d. THENCE S89°59'43"E, ALONG SAID SOUTHERLY LINE OF TRACT A, A DISTANCE OF 19.48  
4 FEET;

5  
6 1e. THENCE S44°55'58" E, ALONG THE WESTERLY LINE OF TRACT P AS SHOWN ON THE PLAT OF  
7 SAID STAPLETON FILING NO. 9, A DISTANCE OF 11.27 FEET;

8  
9 1f. THENCE S00°00'00"W, ALONG THE WESTERLY LINE OF SAID TRACT P, A DISTANCE OF 3.03  
10 FEET TO A POINT OF NON-TANGENT CURVE;

11  
12 2. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 718.00 FEET, A CENTRAL ANGLE  
13 OF 14°46'44", AN ARC LENGTH OF 185.20 FEET, A CHORD BEARING S82°24'41"W AND A CHORD  
14 DISTANCE OF 184.69 FEET TO A POINT OF REVERSE CURVE;

15  
16 3. THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 998.00 FEET, A  
17 CENTRAL ANGLE OF 15°08'10" AND AN ARC LENGTH OF 263.65 FEET TO A POINT OF  
18 REVERSE CURVE;

19  
20 4. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 13.00 FEET, A CENTRAL ANGLE  
21 OF 85°54'25" AND AN ARC LENGTH OF 19.49 FEET;

22  
23  
24 5. THENCE N82°21'19"W, A DISTANCE OF 42.62 FEET TO A POINT ON THE WEST LINE OF SAID LOT  
25 1, BLOCK 5 AND A POINT OF NON-TANGENT CURVE;

26  
27 6. THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 56.00 FEET, A CENTRAL ANGLE  
28 OF 88°48'27" AND AN ARC LENGTH OF 86.80 FEET, A CHORD BEARING OF N44°24'14"E AND A  
29 CHORD DISTANCE OF 78.37 FEET TO THE **POINT OF BEGINNING**.

30  
31 THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 16,605 SQUARE FEET OR 0.3811  
32 ACRE, MORE OR LESS.

33  
34 BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE SECTION 28,  
35 T.3S., R.67W., 6TH P.M., BEING MONUMENTED ON THE WEST END AND EAST  
36 END BY 3.25" ALUMINUM CAP WINESS CORNERS AND REFERENCE MONUMENTS AS INDICATED ON  
37 MONUMENT RECORDS FILED MARCH 12, 2004 BY A. DAVID JOHNSON, PLS 20683, WHICH BEARS  
38 N89°33'05"E, A DISTANCE OF 2632.54 FEET.

39 be and the same is hereby approved and said real property is hereby laid out and established and  
40 declared laid out, opened and established as Martin Luther King, Jr. Boulevard.

41 **Section 4.** That the real property described in Section 3 hereof shall henceforth be known  
42 as Martin Luther King, Jr. Boulevard.

43 **Section 5.** That the action of the Manager of Public Works in laying out, opening and  
44 establishing as part of the system of thoroughfares of the municipality the following described  
45 portion of real property situate, lying and being in the City and County of Denver, State of  
46 Colorado, to wit:

47  
48 **PARCEL 9A-201-2:**

49 A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP  
50 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF

1 DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
2  
3 COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER; THENCE S00°34'18"E,  
4 ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF  
5 756.60 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT A AS SHOWN ON THE PLAT  
6 OF STAPLETON FILING NO. 9 RECORDED AT RECEPTION NO. 2003259880 ON DECEMBER 16, 2003,  
7 CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE; THENCE N90°00'00"E, ALONG SAID  
8 SOUTHERLY LINE OF TRACT A, A DISTANCE OF 907.98 FEET TO THE NORTHWEST CORNER OF TRACT L  
9 AS SHOWN ON SAID PLAT; THENCE S45°00'00"E, ALONG THE WEST LINE OF SAID TRACT L, A  
10 DISTANCE OF 2.12 FEET; THENCE S00°00'00"W, ALONG SAID WEST LINE, A DISTANCE OF 57.17  
11 FEET TO THE **POINT OF BEGINNING**;

- 12
- 13 1. THENCE S00°00'00"W, ALONG SAID WEST LINE, A DISTANCE OF 242.53 FEET TO THE NORTHERLY  
14 LINE OF TRACT K AS SHOWN ON SAID PLAT, BEING ALSO THE SOUTHEAST CORNER OF LOT 1, BLOCK  
15 4 AS SHOWN ON SAID PLAT;
- 16
- 17 2. THENCE N90°00'00"W, ALONG THE NORTHERLY LINE OF SAID TRACT K, BEING ALSO  
18 THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 4, A DISTANCE OF 2.76 FEET TO A POINT OF  
19 NON-TANGENT CURVE;
- 20
- 21 3. THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 725.00  
22 FEET, A CENTRAL ANGLE OF 6°15'09", AN ARC LENGTH OF 79.12 FEET, A CHORD  
23 BEARING N08°07'23"W AND A CHORD DISTANCE OF 79.08 FEET TO A POINT OF REVERSE  
24 CURVE;
- 25
- 26 4. THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 991.00 FEET, A CENTRAL ANGLE  
27 OF 8°53'46" AND AN ARC LENGTH OF 153.87 FEET TO A POINT OF REVERSE CURVE;
- 28
- 29 5. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 13.00 FEET, A CENTRAL ANGLE  
30 OF 86°34'01" AND AN ARC LENGTH OF 19.64 FEET;
- 31
- 32 6. THENCE S88°55'13"E, A DISTANCE OF 44.88 FEET TO THE **POINT OF BEGINNING**.
- 33

34  
35 THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 4,835 SQUARE FEET OR 0.1110  
36 ACRE, MORE OR LESS.

37  
38  
39 BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE SECTION 28,  
40 T.3S., R.67W., 6TH P.M., BEING MONUMENTED ON THE WEST END AND EAST END BY 3.25"  
41 ALUMINUM CAP WINESS CORNERS AND REFERENCE MONUMENTS AS INDICATED ON MONUMENT RECORDS  
42 FILED MARCH 12, 2004 BY A. DAVID JOHNSON, PLS 20683, WHICH BEARS N89°33'05"E, A  
43 DISTANCE OF 2632.54 FEET.  
44

45 be and the same is hereby approved and said real property is hereby laid out and established and  
46 declared laid out, opened and established as Central Park Boulevard.

47 **Section 6.** That the real property described in Section 5 hereof shall henceforth be known  
48 as Martin Luther King, Jr. Boulevard.

49 **Section 7.** That the action of the Manager of Public Works in laying out, opening and  
50 establishing as part of the system of thoroughfares of the municipality the following described  
51 portion of real property situate, lying and being in the City and County of Denver, State of  
52 Colorado, to wit:

1 **PARCEL 9A-202-2:**

2  
3 A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP  
4 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF  
5 DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
6

7 COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER; THENCE S00°34'18"E,  
8 ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF  
9 756.60 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT A AS SHOWN ON THE PLAT  
10 OF STAPLETON FILING NO. 9 RECORDED AT RECEPTION NO. 2003259880 ON DECEMBER 16, 2003,  
11 CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE; THENCE N90°00'00"E, ALONG SAID  
12 SOUTHERLY LINE OF TRACT A, A DISTANCE OF 907.98 FEET; THENCE S72°13'07"E, A DISTANCE OF  
13 178.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 1, BLOCK 5 OF SAID STAPLETON FILING  
14 NO. 9, BEING THE **POINT OF BEGINNING**;

- 15
- 16 1. THENCE S82°21'19"E, A DISTANCE OF 42.62 FEET TO A POINT OF NON-TANGENT CURVE;
- 17
- 18 2. THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1001.00 FEET, A CENTRAL  
19 ANGLE OF 08°45'51" AND AN ARC LENGTH OF 153.12 FEET, A CHORD BEARING OF S08°38'00"W AND  
20 A CHORD DISTANCE OF 152.97 FEET TO A POINT OF COMPOUND CURVE;
- 21
- 22 3. THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 122.00 FEET, A CENTRAL ANGLE  
23 OF 04°35'23" AND AN ARC LENGTH OF 9.77 FEET TO A POINT OF TANGENT;
- 24
- 25 4. THENCE S17°36'18"W, A DISTANCE OF 81.40 FEET;
- 26
- 27 5. THENCE S00°00'00"W, A DISTANCE OF 2.93 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID  
28 LOT 1, BLOCK 5, BEING ALSO THE NORTHERLY LINE OF TRACT N AS SHOWN ON SAID PLAT OF  
29 STAPLETON FILING NO. 9;
- 30
- 31 6. THENCE N90°00'00"W, ALONG SAID SOUTHERLY LINE, BEING ALSO THE NORTHERLY LINE OF SAID  
32 TRACT N, A DISTANCE OF 2.09 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 5, BEING  
33 A POINT ON THE EASTERLY LINE OF TRACT L AS SHOWN ON SAID PLAT OF STAPLETON FILING NO.  
34 9;
- 35
- 36 7. THENCE ALONG THE WESTERLY LINE OF SAID LOT 1, BLOCK 5, BEING ALSO THE EASTERLY LINE  
37 OF SAID TRACT L, THE FOLLOWING THREE (3) COURSES:  
38
- 39 7a. THENCE N00°00'10"W, A DISTANCE OF 50.48 FEET;
- 40
- 41 7b. THENCE N05°42'33"E, A DISTANCE OF 100.55 FEET;
- 42
- 43 7c. THENCE N00°00'00"E, A DISTANCE OF 96.31 FEET TO THE **POINT OF BEGINNING**.
- 44

45  
46 THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 6,564 SQUARE FEET OR 0.1506  
47 ACRE, MORE OR LESS.

48  
49 BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE SECTION 28,  
50 T.3S., R.67W., 6TH P.M., BEING MONUMENTED ON THE WEST END AND EAST  
51 END BY 3.25" ALUMINUM CAP WINESS CORNERS AND REFERENCE MONUMENTS AS INDICATED ON  
52 MONUMENT RECORDS FILED MARCH 12, 2004 BY A. DAVID JOHNSON, PLS 20683, WHICH BEARS  
53 N89°33'05"E, A DISTANCE OF 2632.54 FEET.

54  
55 be and the same is hereby approved and said real property is hereby laid out and established and  
56 declared laid out, opened and established as Central Park Boulevard.

1           **Section 8.** That the real property described in Section 7 hereof shall henceforth be known  
2 as Central Park Boulevard.

3 COMMITTEE APPROVAL DATE: September 10, 2015 by Consent

4 MAYOR-COUNCIL DATE: September 15, 2015

5 PASSED BY THE COUNCIL: \_\_\_\_\_, 2015

6 \_\_\_\_\_ - PRESIDENT

7 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
8 EX-OFFICIO CLERK OF THE  
9 CITY AND COUNTY OF DENVER

10 PREPARED BY: Brent A. Eisen, Assistant City Attorney           DATE: October 15, 2015

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 D. Scott Martinez, Denver City Attorney

16

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