

**BY AUTHORITY**

RESOLUTION NO. CR19-1267  
SERIES OF 2019

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A RESOLUTION**

**Accepting and approving the plat of Stapleton Filing No. 59.**

**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 the Southwest Quarter of Section 15 and a part of the Northwest Quarter of Section 22, 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 Northwest corner of said Section 22;

thence North 87°36'32" East a distance of 1342.64 feet to the northeast corner of Tract A (Future R.O.W. for Beeler Ct.), Stapleton Filing No. 56 recorded at Reception Number 2018138791 in the Clerk and Recorder's Office of said City and County of Denver and a point on the southwesterly line of Stapleton Filing No. 13 as recorded at Reception Number 2004204799 in said Clerk and Recorder's Office and the POINT OF BEGINNING;

thence along said southwesterly line of Stapleton Filing No. 13 the following six (6) courses:

1. South 38°07'23" East a distance of 552.95 feet to a point of curve;
  2. along the arc of a curve to the left having a radius of 658.50 feet, a central angle of 52°25'00", an arc length of 602.42 feet and whose chord bears South 64°19'53" East a distance of 581.64 feet;
  3. North 89°27'36" East a distance of 88.92 feet to a point of curve;
  4. along the arc of a curve to the right having a radius of 15.00 feet, a central angle of 90°07'18", an arc length of 23.59 feet and whose chord bears South 45°28'45" East a distance of 21.24 feet;
  5. South 00°25'06" East a distance of 6.20 feet;
  6. North 89°34'54" East a distance of 84.00 feet to a point 249.00 feet west of the East line of said Northwest Quarter of Section 22;
- thence South 00°25'06" East, parallel with and 249.00 feet west of said East line of the Northwest Quarter of Section 22, a distance of 96.73 feet;
- thence South 05°41'48" West a distance of 131.43 feet to a point 263.00 feet west of said East line of the Northwest Quarter of Section 22;
- thence South 00°25'06" East, parallel with and 263.00 feet west of said East line of the Northwest Quarter of Section 22, a distance of 216.32 feet;
- thence South 89°34'54" West a distance of 55.00 feet;

1 thence North 00°25'06" West a distance of 5.00 feet;  
2 thence North 11°54'44" West a distance of 9.86 feet;  
3 thence North 75°10'43" West a distance of 9.97 feet;  
4 thence North 90°00'00" West a distance of 1194.55 feet to the southeast corner of Tract A (Future  
5 R.O.W. for 46th Pl.), Stapleton Filing No. 39 recorded at Reception Number 2013008622 in said  
6 Clerk and Recorder's Office;

7 thence along the easterly and northerly lines of said Tract A (Future R.O.W. for 46th Pl.) the  
8 following two (2) courses:

- 9 1. North 00°00'00" East a distance of 68.00 feet to the northeast corner of said Tract A (Future  
10 R.O.W. for 46th Pl.);
- 11 2. North 90°00'00" West a distance of 5.00 feet to the southeast corner of Tract B (Future  
12 R.O.W. for Beeler Ct.) of said Stapleton Filing No. 39;

13 thence along the easterly line of said Tract B (Future R.O.W. for Beeler Ct.) the following three (3)  
14 courses:

- 15 1. North 78°41'24" West a distance of 9.82 feet;
- 16 2. North 11°18'36" West a distance of 9.82 feet;
- 17 3. North 00°00'00" East a distance of 5.00 feet to the northeast corner of said Tract B (Future  
18 R.O.W. for Beeler Ct.), also being the southeast corner of Tract B (Future R.O.W. for  
19 Beeler Ct.) of Stapleton Filing No. 55 recorded at Reception Number 2017147292 in said  
20 Clerk and Recorder's Office;

21 thence along the easterly line of said Tract B (Future R.O.W. for Beeler Ct.) of Stapleton Filing No.  
22 55 the following three (3) courses:

- 23 1. North 00°00'00" East a distance of 414.63 feet;
- 24 2. North 11°18'36" East a distance of 9.82 feet;
- 25 3. North 78°41'24" East a distance of 9.82 feet to the northeast corner of said Tract B (Future  
26 R.O.W. for Beeler Ct.), also being a point on the southerly line of Tract A (Future R.O.W. for  
27 47th Ave.) of said Stapleton Filing No. 55;

28 thence along the southerly and easterly lines of said Tract A (Future R.O.W. for 47th Ave.) the  
29 following six (6) courses:

- 30 1. North 90°00'00" East a distance of 4.95 feet;
- 31 2. North 00°00'00" East a distance of 68.00 feet;
- 32 3. North 90°00'00" West a distance of 4.95 feet;
- 33 4. North 78°41'24" West a distance of 9.82 feet;
- 34 5. North 11°18'36" West a distance of 9.82 feet;

1 6. North 00°00'00" East a distance of 4.95 feet to the most northerly northeast corner of said  
2 Tract A (Future R.O.W. for 47th Ave.), also being the southeast corner of said Tract A  
3 (Future R.O.W. for Beeler Ct.) of said Stapleton Filing No. 56;

4 thence along the easterly lines of said Tract A (Future R.O.W. for Beeler Ct.) of Stapleton Filing  
5 No. 56 the following three (3) courses:

- 6 1. North 00°00'00" East a distance of 249.00 feet to a point of curve;
- 7 2. along the arc of a curve to the right having a radius of 216.00 feet, a central angle of  
8 51°52'37", an arc length of 195.57 feet and whose chord bears North 25°56'18" East a  
9 distance of 188.96 feet;
- 10 3. North 51°52'37" East a distance of 193.49 feet to the POINT OF BEGINNING.

11 Containing 907,365 square feet or 20.830 acres, more or less  
12 propose to lay out, plat and subdivide said land, territory or real property into blocks, lots and tracts,  
13 and have submitted to the Council of the City and County of Denver a plat of such proposed  
14 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,  
15 accompanied by a certificate of title from the attorney for the City and County of Denver; and

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

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

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

26 **Section 2.** That the said plat or map of Stapleton Filing No. 59 be and the same are hereby  
27 accepted by the Council of the City and County of Denver.

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1 COMMITTEE APPROVAL DATE: November 19, 2019 by Consent

2 MAYOR-COUNCIL DATE: November 26, 2019 by Consent

3 PASSED BY THE COUNCIL: December 2, 2019

4  - PRESIDENT

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

9 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: November 27, 2019

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 Kristin M. Bronson, Denver City Attorney

16 BY: , Assistant City Attorney DATE: Nov 25, 2019