

1 **BY AUTHORITY**

2 RESOLUTION NO. CR14-0351  
3 SERIES OF 2014

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

4  
5 **A RESOLUTION**

6 **Accepting and approving the plat of Stapleton Filing No. 45.**  
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 A part of Tract CM, Stapleton Filing No. 36 as Recorded at Reception Number 2012143494 in the Clerk and  
11 Recorder's Office of the City and County of Denver; together with a part of the West Half of Section 15 and a  
12 part of Section 16, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of  
13 Denver, State of Colorado, more particularly described as follows:

14  
15 **COMMENCING** at the Northeast Corner of said Section 16;  
16 thence South 00°24'42" East, along the east line of the Northeast Quarter of said Section 16, a distance of  
17 80.50 feet to the southwest corner of ROW Parcel TK-10 recorded at Reception Number 2010075677 in the  
18 Clerk and Recorder's Office of said City and County of Denver and a point on the north line of Tract A  
19 (Future R.O.W. for Central Park Blvd.), Stapleton Filing No. 41 as recorded at Reception Number  
20 2014008209 in said Clerk and Recorder's Office;  
21 thence South 89°39'15" West, along said north line of Tract A (Future R.O.W. for Central Park  
22 Blvd.), a distance of 1.09 feet to the northwest corner of said Tract A (Future R.O.W. for Central  
23 Park Blvd.) and the **POINT OF BEGINNING**;  
24 thence along the westerly lines of said Tract A (Future R.O.W. for Central Park Blvd.) the following  
25 six (6) courses:

- 26  
27 1. South 13°44'37" East a distance of 21.10 feet;  
28 2. South 00°00'00" East a distance of 638.03 feet to a point of curvature;  
29 3. along the arc of a curve to the left having a radius of 845.00 feet, a central angle of 21°28'40", an arc  
30 length of 316.76 feet and whose chord bears South 10°44'20" East a distance of 314.90 feet;  
31 4. South 21°28'40" East a distance of 974.89 feet to a point of curvature;  
32 5. along the arc of a curve to the right having a radius of 1533.50 feet, a central angle of 21°28'40", an  
33 arc length of 574.85 feet and whose chord bears South 10°44'20" East a distance of 571.49 feet;  
34 6. South 00°00'00" East a distance of 246.18 feet to the northwest corner of Tract J (Future R.O.W. for  
35 Central Park Blvd.), Stapleton Filing No. 42 recorded at Reception Number 2013117926 in said Clerk  
36 and Recorder's Office;

37  
38 thence South 00°00'00" West, along the westerly line of said Tract J (Future R.O.W. for Central  
39 Park Blvd.), a distance of 17.00 feet to the northeast corner of Tract A (Future R.O.W. for 51<sup>st</sup>  
40 Ave.) of said Stapleton Filing No. 42;

41  
42 thence along the northerly lines of said Tract A (Future R.O.W. for 51<sup>st</sup> Ave.) the following three (3)  
43 courses:

- 44  
45 1. South 90°00'00" West a distance of 914.85 feet to a point of curve;  
46 2. along the arc of a curve to the right having a radius of 470.00 feet, a central angle of 8°06'35", an arc  
47 length of 66.52 feet and whose chord bears North 85°56'43" West a distance of 66.47 feet to a point  
48 of compound curvature;

1 3. along the arc of a curve to the right having a radius of 1170.00 feet, a central angle of 6°23'08", an  
2 arc length of 130.40 feet and whose chord bears North 78°41'51" West a distance of 130.33 feet to  
3 the most easterly corner of Tract F (Future R.O.W. for 51<sup>st</sup> Ave.) of Stapleton Filing No. 36 recorded  
4 at Reception Number 2012143494 in said Clerk and Recorder's Office;

5  
6 thence along the northerly lines of said Tract F (Future R.O.W. for 51<sup>st</sup> Ave.) the following three  
7 (3) courses:

- 8  
9 1. along the arc of a curve to the right having a radius of 1170.00 feet, a central angle of 12°22'03", an  
10 arc length of 252.55 feet and whose chord bears North 69°19'16" West a distance of 252.06 feet;  
11 2. North 63°08'14" West a distance of 602.13 feet to a point of curvature;  
12 3. along the arc of a curve to the left having a radius of 1230.00 feet, a central angle of 8°06'45", an arc  
13 length of 174.16 feet and whose chord bears North 67°11'37" West a distance of 174.01 feet to the  
14 easterly line of Tract L (Future R.O.W. for Verbena St.) of said Stapleton Filing No. 36;

15  
16 thence along said easterly, northerly and westerly lines of Tract L (Future R.O.W. for Verbena St.)  
17 the following three (3) courses;

- 18  
19 1. North 17°15'34" East a distance of 30.00 feet to the northeast corner of said Tract L (Future R.O.W.  
20 for Verbena St.);  
21 2. North 72°44'26" West a distance of 64.00 feet to the northwest corner of said Tract L (Future  
22 R.O.W. for Verbena St.);  
23 3. South 17°15'34" West a distance of 30.00 feet to the northeast corner of Tract E (Future R.O.W. for  
24 51<sup>st</sup> Ave.) of said Stapleton Filing No. 36 and a point of non-tangent curvature;

25  
26 thence along the northerly lines of said Tract E (Future R.O.W. for 51<sup>st</sup> Ave.) the following two (2)  
27 courses:

- 28  
29 1. along the arc of a curve to the left having a radius of 1230.00 feet, a central angle of 24°55'27", an  
30 arc length of 535.06 feet and whose chord bears North 86°41'37" West a distance of 530.85 feet;  
31 2. South 80°50'40" West a distance of 269.13 feet to the northwest corner of said Tract E (Future  
32 R.O.W. for 51<sup>st</sup> Ave.) and also being a point on the easterly line of Tract Q (Future R.O.W. for Uinta  
33 St.) of said Stapleton Filing No. 36;

34  
35 thence along said easterly and northerly lines of Tract Q (Future R.O.W. for Uinta St.) the following  
36 two (2) courses;

- 37  
38 1. North 09°09'20" West a distance of 30.00 feet to the northeast corner of said Tract Q (Future  
39 R.O.W. for Uinta St.);  
40 2. South 80°50'40" West, along the northerly line of said Tract Q (Future R.O.W. for Uinta St.), a  
41 distance of 76.00 feet to the northwest corner of said Tract Q (Future R.O.W. for Uinta St.) and also  
42 being a point on the easterly line of said Tract CM;

43  
44 thence North 09°09'20" West, along said easterly line of Tract CM a distance of 620.73 feet to a  
45 point of non-tangent curvature;

46 thence along the arc of a curve to the left having a radius of 3962.00 feet, a central angle of  
47 2°04'21", an arc length of 143.31 feet and whose chord bears South 75°06'28" West a distance of  
48 143.30 feet;

49 thence South 74°04'17" West a distance of 421.11 feet to a point of curve;

50 thence along the arc of a curve to the right having a radius of 1038.00 feet, a central angle of  
51 15°55'43", an arc length of 288.57 feet and whose chord bears South 82°02'09" West a distance  
52 of 287.64 feet to a point on the easterly extension of the most northerly line of Tract B (Future  
53 R.O.W. for Spruce St.) of said Stapleton Filing No. 36;

1 thence North 90°00'00" West, along said easterly extension of the most northerly line of Tract B  
2 (Future R.O.W. for Spruce St.) a distance of 199.66 feet to the easterly line of Tract A (Future  
3 R.O.W. for 53<sup>rd</sup> Pl.) of said Stapleton Filing No. 36;

4  
5 thence North 00°00'00" West, along the easterly line of said Tract A (Future R.O.W. for 53<sup>rd</sup> Pl.), a  
6 distance of 81.75 feet to the northeast corner of said Tract A (Future R.O.W. for 53<sup>rd</sup> Pl.), also  
7 being the southeast corner of Parcel 1 described at Reception Number 2001201150 in said Clerk  
8 and Recorder's Office;

9  
10 thence North 00°30'14" West, along the easterly line of said Parcel 1 described at Reception  
11 Number 2001201150 and along a line parallel with the westerly line of said Northwest Quarter of  
12 Section 16, a distance of 1678.42 feet to the southerly line of ROW Parcel TK-7 described at  
13 Reception Number 2010075677 in said Clerk and Recorder's Office;

14  
15 thence North 89°00'25" East, along said southerly line of ROW Parcel TK-7 described at  
16 Reception Number 2010075677, a distance of 914.25 feet to the southeast corner of said ROW  
17 Parcel TK-7, also being the southwest corner of ROW Parcel TK-8 described at said Reception  
18 Number 2010075677;

19  
20 thence along the southerly lines of said ROW Parcel TK-8 described at Reception Number  
21 2010075677 the following two (2) courses:

- 22  
23 1. North 89°00'25" East, a distance of 353.81 feet;  
24 2. North 89°39'15" East a distance of 2325.46 feet to the **POINT OF BEGINNING**.

25  
26 Containing 8,502,371 square feet or 195.188 acres, more or less.

27  
28 propose to lay out, plat and subdivide said land, territory or real property into blocks, lots and tracts,  
29 and have submitted to the Council of the City and County of Denver a plat of such proposed  
30 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,  
31 accompanied by a certificate of title from the attorney for the City and County of Denver.

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

38 **NOW THEREFORE,**

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

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

43 **Section 2.** That the said plat or map of Stapleton Filing No. 45 be and the same are hereby

1 accepted by the Council of the City and County of Denver.  
2 COMMITTEE APPROVAL DATE: April 24, 2014 by consent  
3 MAYOR-COUNCIL DATE: April 29, 2014  
4 PASSED BY THE COUNCIL: \_\_\_\_\_, 2014

5 \_\_\_\_\_ - PRESIDENT

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

10 PREPARED BY: Brent A Eisen, Assistant City Attorney DATE: May 1, 2014

11 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of the  
12 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

17  
18 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2014