

BY AUTHORITY

RESOLUTION NO. CR18-0375
SERIES OF 2018

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A RESOLUTION

Accepting and approving the plat of Stapleton Filing No. 54.

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 Section 10, 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 South Quarter Corner of said Section 10;
thence North 85°37'50" West a distance of 888.69 feet to the southeast corner of Stapleton Filing No. 49 as recorded at Reception Number 2016106705 in the Clerk and Recorder's Office of said City and County of Denver, also being a point on the southerly line of Parcel TK-9A (LA-9A) described at Reception Number 2010075685 in said Clerk and Recorder's Office and the **POINT OF BEGINNING**;

thence along the easterly line of said Stapleton Filing No. 49 the following twenty two (22) courses:

1. along the arc of a curve to the right having a radius of 34.00 feet, a central angle of 11°13'38", an arc length of 6.66 feet and whose chord bears North 05°52'14" West a distance of 6.65 feet;
2. North 00°15'25" West a distance of 142.52 feet to a point of curve;
3. along the arc of a curve to the right having a radius of 479.00 feet, a central angle of 5°15'25", an arc length of 43.95 feet and whose chord bears North 02°22'18" East a distance of 43.93 feet;
4. North 05°00'00" East a distance of 348.72 feet to a point of curve;
5. along the arc of a curve to the right having a radius of 761.00 feet, a central angle of 24°13'34", an arc length of 321.77 feet and whose chord bears North 17°06'47" East a distance of 319.38 feet;
6. North 29°13'34" East a distance of 87.85 feet;
7. South 60°46'26" East a distance of 22.00 feet;
8. North 29°13'34" East a distance of 38.00 feet;
9. North 60°46'26" West a distance of 27.03 feet to a point of non-tangent curve;
10. along the arc of a curve to the left having a radius of 2116.00 feet, a central angle of 32°15'52", an arc length of 1191.56 feet and whose chord bears North 12°48'46" East a distance of 1175.88 feet;
11. North 44°44'35" East a distance of 12.37 feet;
12. North 89°44'35" East a distance of 17.88 feet;
13. North 04°02'14" West a distance of 38.08 feet;
14. South 89°44'35" West a distance of 20.77 feet;
15. North 45°15'25" West a distance of 9.75 feet to a point of non-tangent curve;
16. along the arc of a curve to the left having a radius of 2116.00 feet, a central angle of 20°32'10", an arc length of 758.42 feet and whose chord bears North 15°02'36" West a distance of 754.37 feet;

1 17. North $19^{\circ}11'40''$ East a distance of 3.18 feet;
2 18. North $64^{\circ}11'40''$ East a distance of 21.62 feet;
3 19. North $25^{\circ}48'20''$ West a distance of 32.00 feet;
4 20. South $64^{\circ}11'40''$ West a distance of 21.62 feet;
5 21. North $70^{\circ}48'20''$ West a distance of 1.75 feet to a point of non-tangent curve;
6 22. along the arc of a curve to the left having a radius of 2117.00 feet, a central angle of
7 $0^{\circ}02'52''$, an arc length of 1.76 feet and whose chord bears North $26^{\circ}17'45''$ West a
8 distance of 1.76 feet;
9
10 thence North $64^{\circ}11'40''$ East a distance of 88.49 feet to a point of curve;
11 thence along the arc of a curve to the left having a radius of 481.00 feet, a central angle of
12 $24^{\circ}30'52''$, an arc length of 205.80 feet and whose chord bears North $51^{\circ}56'14''$ East a distance of
13 204.23 feet to a point of reverse curve;
14 thence along the arc of a curve to the right having a radius of 1019.00 feet, a central angle of
15 $17^{\circ}13'48''$, an arc length of 306.44 feet and whose chord bears North $48^{\circ}17'42''$ East a distance of
16 305.28 feet;
17 thence North $16^{\circ}43'37''$ East a distance of 0.84 feet to a point of non-tangent curve;
18 thence along the arc of a curve to the left having a radius of 2879.00 feet, a central angle of
19 $0^{\circ}28'16''$, an arc length of 23.67 feet and whose chord bears North $29^{\circ}33'13''$ West a distance of
20 23.67 feet;
21 thence North $58^{\circ}04'30''$ East a distance of 42.03 feet to a point of non-tangent curve;
22 thence along the arc of a curve to the right having a radius of 2921.00 feet, a central angle of
23 $0^{\circ}12'57''$, an arc length of 11.01 feet and whose chord bears South $29^{\circ}42'43''$ East a distance of
24 11.01 feet;
25 thence North $58^{\circ}04'30''$ East a distance of 173.95 feet to a point of curve;
26 thence along the arc of a curve to the right having a radius of 1832.00 feet, a central angle of
27 $17^{\circ}15'07''$, an arc length of 551.62 feet and whose chord bears North $66^{\circ}42'04''$ East a distance of
28 549.54 feet;
29 thence North $10^{\circ}05'03''$ West a distance of 11.04 feet to a point of non-tangent curve;
30 thence along the arc of a curve to the right having a radius of 1843.00 feet, a central angle of
31 $1^{\circ}18'32''$, an arc length of 42.10 feet and whose chord bears North $76^{\circ}00'32''$ East a distance of
32 42.10 feet;
33 thence South $10^{\circ}05'03''$ East a distance of 9.01 feet to a point of non-tangent curve;
34 thence along the arc of a curve to the right having a radius of 1834.00 feet, a central angle of
35 $10^{\circ}12'57''$, an arc length of 327.00 feet and whose chord bears North $81^{\circ}45'19''$ East a distance of
36 326.57 feet;
37 thence North $00^{\circ}33'08''$ West a distance of 9.01 feet to a point of non-tangent curve;
38 thence along the arc of a curve to the right having a radius of 1843.00 feet, a central angle of
39 $1^{\circ}51'58''$, an arc length of 60.03 feet and whose chord bears North $87^{\circ}48'32''$ East a distance of
40 60.02 feet;
41 thence South $00^{\circ}33'08''$ East a distance of 9.00 feet to a point of non-tangent curve;
42 thence along the arc of a curve to the right having a radius of 1834.00 feet, a central angle of
43 $8^{\circ}08'36''$, an arc length of 260.67 feet and whose chord bears South $87^{\circ}11'23''$ East a distance of
44 260.45 feet;
45 thence South $83^{\circ}07'05''$ East a distance of 43.37 feet;
46 thence North $00^{\circ}33'08''$ West a distance of 9.08 feet;
47 thence South $83^{\circ}07'05''$ East a distance of 42.36 feet;
48 thence South $00^{\circ}33'08''$ East a distance of 13.11 feet;
49 thence South $83^{\circ}07'05''$ East a distance of 612.20 feet;
50 thence North $00^{\circ}33'08''$ West a distance of 13.11 feet;

1 thence South 83°07'05" East a distance of 32.27 feet;
2 thence South 00°33'08" East a distance of 13.11 feet;
3 thence South 83°07'05" East a distance of 547.83 feet;
4 thence North 00°33'08" West a distance of 13.11 feet;
5 thence South 83°07'05" East a distance of 34.29 feet;
6 thence South 00°33'08" East a distance of 13.11 feet;
7 thence South 83°07'05" East a distance of 50.43 feet to a point 50.00 feet westerly of the easterly
8 line of the Northeast Quarter of said Section 10;
9 thence South 00°33'08" East, parallel with and 50.00 feet westerly of said easterly line of the
10 Northeast Quarter of Section 10, a distance of 903.32 feet to a point 50.00 feet westerly of the
11 easterly line of the Southeast Quarter of said Section 10;
12 thence South 00°32'36" East, parallel with and 50.00 feet westerly of said easterly line of the
13 Southeast Quarter of Section 10, a distance of 2554.80 feet to the southeast corner of TK-13B
14 (LA-13B Rev) described at Reception Number 2010075685 in said Clerk and Recorder's Office;
15 thence along the southerly line of said TK-13B (LA-13B Rev) described at Reception Number
16 2010075685 the following three (3) courses:
17 1. South 89°29'45" West a distance of 169.61 feet;
18 2. South 00°30'17" East a distance of 10.38 feet;
19 3. South 88°51'45" West a distance of 331.16 feet to the southwest corner of TK-13B (LA-13B
20 Rev) described at Reception Number 2010075685, also being a point on the easterly line of
21 a parcel of land described at Reception Number 2007195495 in said Clerk and Recorder's
22 Office.
23
24 thence along said easterly, northerly and westerly lines of a parcel of land described at Reception
25 Number 2007195495 the following three (3) courses:
26 1. North 01°00'04" West a distance of 14.04 feet;
27 2. South 89°29'45" West a distance of 100.00 feet;
28 3. South 01°00'04" East a distance of 15.15 feet to the southeast corner of TK-13C (LA-13
29 REV. 3) described at Reception Number 2010075685 in said Clerk and Recorder's Office;
30
31 thence South 88°51'45" West a distance of 4.24 feet to the southeast corner of Stapleton Filing
32 No. 52 recorded at Reception Number 2017085094 in said Clerk and Recorder's Office;
33
34 thence along the easterly, northerly and westerly lines of said Stapleton Filing No. 52 the following
35 fourteen (14) courses:
36 1. North 31°26'24" West a distance of 11.74 feet;
37 2. North 00°18'44" West a distance of 485.07 feet;
38 3. North 02°05'10" West a distance of 64.61 feet;
39 4. North 78°08'17" West a distance of 65.47 feet to a point of curve;
40 5. along the arc of a curve to the right having a radius of 466.00 feet, a central angle of
41 21°55'46", an arc length of 178.36 feet and whose chord bears North 64°54'06" West a
42 distance of 177.27 feet to a point of reverse curve;
43 6. along the arc of a curve to the left having a radius of 534.00 feet, a central angle of
44 71°22'55", an arc length of 665.28 feet and whose chord bears North 89°37'40" West a
45 distance of 623.09 feet to a point of reverse curve;
46 7. along the arc of a curve to the right having a radius of 566.00 feet, a central angle of
47 16°33'51", an arc length of 163.63 feet and whose chord bears South 62°57'48" West a
48 distance of 163.06 feet;
49 8. South 71°14'44" West a distance of 47.62 feet;
50 9. South 13°09'10" East a distance of 138.48 feet to a point of curve;

- 1 10. along the arc of a curve to the right having a radius of 566.00 feet, a central angle of
- 2 12°36'01", an arc length of 124.47 feet and whose chord bears South 06°51'09" East a
- 3 distance of 124.22 feet;
- 4 11. South 00°33'08" East a distance of 192.04 feet;
- 5 12. South 43°25'53" East a distance of 19.10 feet;
- 6 13. South 00°33'08" East a distance of 104.31 feet;
- 7 14. South 10°14'06" West a distance of 12.73 feet to a point on the southerly line of said Parcel
- 8 TK-13C (LA-13 Rev. 3) described at Reception Number 2010075685;

9
10 thence South 89°29'45" West, along said southerly line of Parcel TK-13C (LA-13 Rev. 3), a
11 distance of 1854.12 feet to the **POINT OF BEGINNING**.

12
13 Containing 10,417,234 square feet or 239.147 acres, more or less.

14
15 **BASIS OF BEARING:** Bearings are based on the south line of the Southeast Quarter of Section
16 10, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver,
17 State of Colorado, bearing North 89°29'45" East based on NAD 83/92 Colorado Central Zone
18 State Plane Coordinates. The South Quarter Corner of said Section 10 is a found 3-1/4" aluminum
19 Cap in a Monument Box Stamped: PLS 27936. The Southeast Corner of said Section 10 is a
20 found 3-1/4" aluminum Cap in a Monument Box Stamped ZBS INC PLS 11434.

21
22 propose to lay out, plat and subdivide said land, territory or real property into blocks, lots and tracts,
23 and have submitted to the Council of the City and County of Denver a plat of such proposed
24 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,
25 accompanied by a certificate of title from the attorney for the City and County of Denver; and

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

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

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

36 **Section 2.** That the said plat or map of Stapleton Filing No. 54 be and the same are hereby
37 accepted by the Council of the City and County of Denver.

1 COMMITTEE APPROVAL DATE: April 17, 2018 by Consent
2 MAYOR-COUNCIL DATE: April 24, 2018
3 PASSED BY THE COUNCIL: _____ April 30, 2018

4 Alan Banks _____ - PRESIDENT

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

9 PREPARED BY: Bradley A. Beck, Assistant City Attorney DATE: April 26, 2018

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: TJ Beck _____, Assistant City Attorney DATE: Apr 26, 2018 _____