

BY AUTHORITY

RESOLUTION NO. CR15-0364
SERIES OF 2015

COMMITTEE OF REFERENCE:
Infrastructure & Culture

A RESOLUTION

Accepting and approving the plat of Tower 160 Subdivision Filing No. 2.

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 PARCEL OF LAND BEING LOCATED IN THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

THENCE S 89°41'25" W ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF A RIGHT OF WAY DESCRIBED UNDER RECEPTION NUMBER 2004186591 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER, COLORADO, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S 00°15'23" E ALONG A LINE THAT IS 30.00 FEET FROM AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 AND BEING THE EAST LINE OF SAID RIGHT OF WAY, A DISTANCE OF 1797.76 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF TOWER 160 SUBDIVISION AS RECORDED UNDER RECEPTION NUMBER 2008079854 OF SAID RECORDS;

THENCE ALONG THE NORTHERLY LINE OF SAID TOWER 160 SUBDIVISION THE FOLLOWING (15) FIFTEEN COURSES:

1. S 89°44'37" W, A DISTANCE OF 30.00 FEET TO A NON-TANGENT CURVE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'14", A LENGTH OF 39.27 FEET WHOSE CHORD BEARS S 44°44'44" W, 35.36 FEET;
3. S 89°44'51" W, A DISTANCE OF 515.95 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°08'04", A LENGTH OF 23.60 FEET WHOSE CHORD BEARS N 45°11'07" W, 21.24 FEET;
5. N 00°07'05" W, A DISTANCE OF 129.85 FEET;
6. S 89°52'55" W, A DISTANCE OF 84.00 FEET;
7. S 00°07'05" E, A DISTANCE OF 115.78 FEET;
8. S 86°50'02" W, A DISTANCE OF 230.77 FEET TO A POINT OF CURVE;
9. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 433.00 FEET, A CENTRAL ANGLE OF 30°23'21", A LENGTH OF 229.66 FEET WHOSE CHORD BEARS N 77°58'18" W, 226.98 FEET;
10. N 62°46'37" W, A DISTANCE OF 1151.83 FEET TO A POINT OF CURVE;
11. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 759.00 FEET, A CENTRAL ANGLE OF 27°29'56", A LENGTH OF 364.28 FEET WHOSE CHORD BEARS N 76°31'35" W, 360.79 FEET;
12. S 89°43'27" W, A DISTANCE OF 81.61 FEET;
13. N 86°20'35" W, A DISTANCE OF 14.79 FEET;
14. N 00°04'36" W, A DISTANCE OF 86.32 FEET;
15. S 89°55'24" W, A DISTANCE OF 20.00 FEET;

THENCE LEAVING SAID NORTHERLY BOUNDARY LINE N 00°04'35" W, A DISTANCE OF 1049.93 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 16;

THENCE N 89°41'25" E ALONG THE NORTH LINE OF THE SOUTH EAST QUARTER OF SAID SECTION 16, A DISTANCE OF 2607.33 TO THE POINT OF BEGINNING;

1
2 CONTAINING A CALCULATED AREA OF 4,078,549 SQUARE FEET OR 93.63 ACRES MORE OR LESS.
3

4 propose to lay out, plat and subdivide said land, territory or real property into blocks, lots and
5 tracts, and have submitted to the Council of the City and County of Denver a plat of such proposed
6 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,
7 accompanied by a certificate of title from the attorney for the City and County of Denver; and do
8 hereby dedicate to the City and County of Denver right-of-way hereon shown and the public
9 utilities and cable television easements as shown thereon.

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

16 **NOW THEREFORE,**

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

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

21 **Section 2.** That the said plat or map of Tower 160 Subdivision Filing No. 2, be and the same are
22 hereby accepted by the Council of the City and County of Denver, along with the dedication to the
23 City and County of Denver right-of-way hereon shown to be dedicated for public use, and the
24 dedication of public utilities and cable television easements as shown thereon,

25

1 COMMITTEE APPROVAL DATE: June 4, 2015 by consent
2 MAYOR-COUNCIL DATE: June 9, 2015
3 PASSED BY THE COUNCIL: _____, 2015

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: June 11, 2015

10 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of
11 the 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 D. Scott Martinez, Denver City Attorney

16 BY: _____, Assistant City Attorney DATE: _____, 2015