

**BY AUTHORITY**

RESOLUTION NO. CR21-1057  
SERIES OF 2021

COMMITTEE OF REFERENCE:  
DIRECT FILE - FLYNN

**A RESOLUTION**

**Accepting and approving the plat of Loretto Heights Filing No. 1.**

**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 LOCATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32; THENCE ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, S89°33'49"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, S89°33' 49"W A DISTANCE OF 5.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH FEDERAL BOULEVARD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S00°05'27"W A DISTANCE OF 12.08 FEET TO A POINT ON THE SOUTHERLY LINE OF THE ACCESS EASEMENT RECORDED AT RECEPTION NUMBER 1987119025;

THENCE ALONG SAID SOUTHERLY LINE OF THE ACCESS EASEMENT RECORDED AT RECEPTION NUMBER 1987119025 THE FOLLOWING NINE (9) COURSES:

1. S87°59'04"W A DISTANCE OF 134.14 FEET TO A POINT OF CURVATURE;
2. THENCE 143.91 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 136.75 FEET, A CENTRAL ANGLE OF 60°17'44" AND A CHORD WHICH BEARS S57°50'12"W A DISTANCE OF 137.36 FEET;
3. THENCE S27°41'20"W A DISTANCE OF 253.09 FEET TO A POINT OF CURVATURE;
4. THENCE 350.73 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 323.00 FEET, A CENTRAL ANGLE OF 62°12'53" AND A CHORD WHICH BEARS S58°47'46"W A DISTANCE OF 333.75 FEET;
5. THENCE S89°54'13"W A DISTANCE OF 525.55 FEET;
6. THENCE 11.55 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 44°07'32" AND A CHORD WHICH BEARS N68°51'04"E A DISTANCE OF 11.27 FEET TO A POINT OF CUSP;
7. THENCE 180.40 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 31°48'10" AND A CHORD WHICH BEARS N73°12'20"W A DISTANCE OF 178.09 FEET;
8. THENCE N57°18'15"W A DISTANCE OF 171.21 FEET;

1 9. THENCE N32°41'45"E A DISTANCE OF 30.00 FEET TO A POINT ON THE  
2 NORTHERLY LINE OF THE VILLAGE AT LORETTO HEIGHTS AS RECORDED  
3 AT RECEPTION NUMBER 1987146151;  
4

5 THENCE ALONG SAID NORTHERLY AND WESTERLY LINE OF THE VILLAGE AT LORETTO  
6 HEIGHTS THE FOLLOWING EIGHT (8) COURSES:  
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- 8 1. N57°18'15"W A DISTANCE OF 123.00 FEET;
- 9 2. THENCE S32°41'45"W A DISTANCE OF 416.23 FEET;
- 10 3. THENCE S58°04'44"W A DISTANCE OF 150.00 FEET;
- 11 4. THENCE N00°06'48"E A DISTANCE OF 150.00 FEET;
- 12 5. THENCE N89°53'12"W A DISTANCE OF 50.00 FEET;
- 13 6. THENCE S00°06'48"W A DISTANCE OF 275.00 FEET;
- 14 7. THENCE S58°04'44"W A DISTANCE OF 250.00 FEET;
- 15 8. THENCE N67°42'28"W A DISTANCE OF 0.96 FEET TO A POINT ON THE  
16 EASTERLY BOUNDARY OF DARTMOUTH HEIGHTS SUBDIVISION AS  
17 RECORDED AT RECEPTION NUMBER 018241;
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19 THENCE ALONG SAID EASTERLY LINE OF DARTMOUTH HEIGHTS THE FOLLOWING TEN  
20 (10) COURSES:  
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- 22 1. 154.60 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT,  
23 HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 22°08'42" AND A  
24 CHORD WHICH BEARS N11°11'13"E A DISTANCE OF 153.64 FEET;
- 25 2. THENCE N00°06'52"E A DISTANCE OF 395.59 FEET TO A POINT OF  
26 CURVATURE;
- 27 3. THENCE 441.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING  
28 A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 68°22'12" AND A CHORD  
29 WHICH BEARS N34°17'58"E A DISTANCE OF 415.78 FEET;
- 30 4. THENCE N68°29'04"E A DISTANCE OF 173.81 FEET;
- 31 5. THENCE 242.79 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE  
32 RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 46°22'11"  
33 AND A CHORD WHICH BEARS N04°04'12"W A DISTANCE OF 236.22 FEET;
- 34 6. THENCE N19°06'52"E A DISTANCE OF 50.00 FEET TO A POINT OF  
35 CURVATURE;
- 36 7. THENCE 116.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING  
37 A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 19°00'00" AND A CHORD  
38 WHICH BEARS N09°36'52"E A DISTANCE OF 115.53 FEET;
- 39 8. THENCE N00°06'52"E A DISTANCE OF 379.80 FEET TO A POINT OF  
40 CURVATURE;
- 41 9. THENCE 70.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING  
42 A RADIUS OF 315.00 FEET, A CENTRAL ANGLE OF 12°52'16" AND A CHORD  
43 WHICH BEARS N06°33'00"E A DISTANCE OF 70.61 FEET;
- 44 10. THENCE N12°59'09"E A DISTANCE OF 17.02 FEET TO A POINT ON THE  
45 EASTERLY LINE OF SOUTH IRVING STREET AS RECORDED IN ORDINANCE  
46 626 SERIES 1986;
- 47

48 THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:  
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1. N12°58'52"E A DISTANCE OF 26.19 FEET;
2. THENCE 222.97 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 35°00'00" AND A CHORD WHICH BEARS N30°28'52"E A DISTANCE OF 219.52 FEET;
3. THENCE N47°58'00"E A DISTANCE OF 330.00 FEET TO A POINT OF CURVATURE;
4. THENCE 192.62 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 334.36 FEET, A CENTRAL ANGLE OF 33°00'27" AND A CHORD WHICH BEARS N31°28'43"E A DISTANCE OF 189.97 FEET TO A POINT ON THE SOUTHERLY LINE OF SHARON PARK SUBDIVISION RECORDED AT RECEPTION NUMBER 52537;

THENCE ALONG SAID SOUTHERLY LINE OF SHARON PARK, N89°16'41"E A DISTANCE OF 1271.76 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH FEDERAL BOULEVARD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S00°01'10"W A DISTANCE OF 1496.06 FEET TO THE POINT OF BEGINNING;

THE ABOVE PARCEL DESCRIPTION CONTAINS 3,359,251 SQUARE FEET OR 77.12 ACRES, MORE OR LESS.

propose to lay out, plat and subdivide said land, territory or real property into blocks, lots and tracts, and have submitted to the Council of the City and County of Denver a plat of such proposed subdivision under the name and style aforesaid, showing the adjacent streets and platted territory, accompanied by a certificate of title from the attorney for the City and County of Denver; and dedicating the streets, avenues, easements, public utilities and cable television easements as shown thereon; and

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

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

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

**Section 2.** That the said plat or map of Loretto Heights Filing No. 1 and dedicating to the City and County of Denver the streets, avenues, easements, public utilities and cable television

1 easements, as shown thereon, be and the same are hereby accepted by the Council of the City and  
2 County of Denver.

3 COMMITTEE APPROVAL DATE: N/A

4 MAYOR-COUNCIL DATE: N/A

5 PASSED BY THE COUNCIL: September 13, 2021

6 *Steve Filmore* - PRESIDENT

7 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
8 EX-OFFICIO CLERK OF THE  
9 CITY AND COUNTY OF DENVER  
10

11 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: September 9, 2021

12 Pursuant to section 13-9, D.R.M.C., this proposed resolution has been reviewed by the office of the  
13 City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
14 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §  
15 3.2.6 of the Charter.

16  
17 Kristin M. Bronson, Denver City Attorney

18 BY: *Jonathan Griffin*, Assistant City Attorney DATE: Sep 9, 2021