

1 BY AUTHORITY

2 RESOLUTION NO. CR13-0316
3 SERIES OF 2013
4

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

5 A RESOLUTION

6 **Laying out, opening and establishing as part of the City street system a parcel**
7 **of land as Rockmont Drive at 3500 Rockmont Drive.**
8

9 **WHEREAS**, the Manager of Public Works of the City and County of Denver has found and
10 determined that the public use, convenience and necessity require the laying out, opening and
11 establishing as public streets designated as part of the system of thoroughfares of the municipality
12 those portions of real property hereinafter more particularly described, and, subject to approval by
13 resolution has laid out, opened and established the same as a public street;

14 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY AND COUNTY**
15 **OF DENVER:**
16

17 **Section 1.** That the action of the Manager of Public Works in laying out, opening and
18 establishing as part of the system of thoroughfares of the municipality the following described
19 portion of real property situate, lying and being in the City and County of Denver, State of
20 Colorado, to wit:

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PARCEL DESCRIPTION ROW # (2012-0142-04-001)

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN BARGAIN AND SALE DEED RECORDED AT RECEPTION NO. 9600048762 AND QUIT CLAIM DEED RECORDED AT RECEPTION NO. 93-0078847 AND WARRANTY DEED RECORDED AT RECEPTION NO. 91-0110340 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER-EAST SIXTEENTH CORNER OF SAID SECTION 28, WHENCE THE EAST QUARTER CORNER OF SAID SECTION BEARS NORTH 89°42'12" EAST, A DISTANCE OF 1,318.79 FEET, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE NORTH 30°15'18" EAST, A DISTANCE OF 413.20 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF SAID BARGAIN AND SALE DEED, SAID POINT ALSO BEING ON THE NORTHWESTERLY BOUNDARY OF THAT PROPERTY DESCRIBED IN QUIT CLAIM DEED RECORDED AT RECEPTION NO. 9900215799, IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID SOUTHEASTERLY AND NORTHWESTERLY BOUNDARIES, NORTH 59°34'51" WEST, A DISTANCE OF 56.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 80.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°17'00", AN ARC LENGTH OF 42.28 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 89°51'51" WEST, A DISTANCE OF 23.96 FEET;

THENCE SOUTH 79°53'00" WEST, A DISTANCE OF 6.19 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ROCKMONT DRIVE AS DESCRIBED IN ORDINANCE 520 OF SERIES 1991 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 117.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 20°54'49" EAST;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1) EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°14'24", AN ARC LENGTH OF 23.05 FEET;
- 2) NON-TANGENT TO SAID CURVE, NORTH 36°17'59" EAST, A DISTANCE OF 1.94 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ROCKMONT DRIVE AS DESCRIBED IN ORDINANCE 615 OF SERIES 1994 RECORDED AT RECEPTION NO. 9400135632, IN SAID RECORDS;

