

BY AUTHORITY

RESOLUTION NO. CR16-0512
SERIES OF 2016

COMMITTEE OF REFERENCE:
Infrastructure & Culture

A RESOLUTION

Accepting and approving the plat of Stapleton Filing No. 48.

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 the Southeast Quarter of Section 28, 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 North Quarter Corner of said Section 28; thence South 09°55'13" East a distance of 2841.25 feet to the intersection of the easterly extension of the southerly line of Tract N, Future R.O.W. for 32nd Ave., Stapleton Filing No. 32 as recorded at Reception Number 2010138135 in the Clerk and Recorder's Office of said City and County of Denver and the easterly line of said Stapleton Filing No. 32 and the **POINT OF BEGINNING**;

thence North 00°00'00" East, along said easterly line of Stapleton Filing No. 32, a distance of 114.00 feet to the easterly extension of the northerly line of said Tract N, Future R.O.W. for 32nd Ave.;

thence North 90°00'00" East a distance of 18.31 feet to a point of curve;

thence along the arc of a curve to the right having a radius of 364.00 feet, a central angle of 24°13'33", an arc length of 153.91 feet and whose chord bears South 77°53'14" East a distance of 152.76 feet to a point of reverse curve;

thence along the arc of a curve to the left having a radius of 311.00 feet, a central angle of 24°13'33", an arc length of 131.50 feet and whose chord bears South 77°53'14" East a distance of 130.52 feet to a point 440.75 feet south of the southerly line of Tract H, Future R.O.W. for 33rd Ave, said Stapleton Filing No. 32;

thence North 90°00'00" East, parallel with and 440.75 feet south of said southerly line of Tract H, Future R.O.W. for 33rd Ave., a distance of 171.72 feet to the westerly line of Tract BL, Future R.O.W. for Central Park Blvd., Stapleton Filing No. 18 as recorded at Reception Number 2006167967 in said Clerk and Recorder's Office;

thence along said westerly line of Tract BL, Future R.O.W. for Central Park Blvd. the following two (2) courses:

1. South 00°00'00" East a distance of 38.95 feet to a point of curve;
2. along the arc of a curve to the right having a radius of 714.00 feet, a central angle of 03°08'08", an arc length of 39.07 feet and whose chord bears South 01°34'04" West a distance of 39.07 feet to a point 518.75 feet south of said southerly line of Tract H, Future R.O.W. for 33rd Ave.;

1 thence North 90°00'00" West, parallel with and 518.75 feet south of said southerly line of Tract H,
2 Future R.O.W. for 33rd Ave., a distance of 170.65 feet to a point of curve;
3
4 thence along the arc of a curve to the right having a radius of 389.00 feet, a central angle of
5 14°36'37", an arc length of 99.19 feet and whose chord bears North 82°41'42" West a distance of
6 98.93 feet to a point of reverse curve;
7
8 thence along the arc of a curve to the left having a radius of 336.00 feet, a central angle of
9 14°36'37", an arc length of 85.68 feet and whose chord bears North 82°41'42" West a distance of
10 85.45 feet to a point on said easterly extension of the southerly line of Tract N, Future R.O.W. for
11 32nd Ave.;
12
13 thence North 90°00'00" West, along said easterly extension of the southerly line of Tract N, Future
14 R.O.W. for 32nd Ave., a distance of 112.41 feet to the **POINT OF BEGINNING**.
15

Containin	square feet	0.94	acres, more or
g	41,230 or	7	less.

16
17 **BASIS OF BEARINGS:** Bearings are based on the north line of the Northeast Quarter of Section
18 28, Township 3 South, Range 67 West of the Sixth Principal Meridian, said north line bearing
19 North 89°40'09" East, based on NAD 83/92 Colorado State plane Central Zone Coordinates and
20 as marked by a found 3-1/4" Aluminum Cap stamped: URS CORP PLS 31928 at the Northeast
21 Corner of said Section 28 and by a found 3-1/4" Aluminum Cap stamped: URS CORP PLS 20683
22 at the North Quarter Corner of said Section 28.
23

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

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

34 **NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY AND COUNTY OF**
35 **DENVER:**

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

39 **Section 2.** That the said plat or map of Stapleton Filing No. 48 be and the same are hereby
40 accepted by the Council of the City and County of Denver.

1 COMMITTEE APPROVAL DATE: July 21, 2016 by consent
2 MAYOR-COUNCIL DATE: July 26, 2016
3 PASSED BY THE COUNCIL: _____, 2016
4 _____ - PRESIDENT
5 ATTEST: _____ - CLERK AND RECORDER,
6 EX-OFFICIO CLERK OF THE
7 CITY AND COUNTY OF DENVER
8
9 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: July 28, 2016
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 Denver City Attorney
16
17 BY: _____, Assistant City Attorney DATE: _____, 2016