

**BY AUTHORITY**

RESOLUTION NO. CR13-0494  
SERIES OF 2013

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A RESOLUTION**

**Accepting and approving the plat of Stapleton Filing No. 42.**

**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 Stapleton Filing No. 13 as recorded at Reception Number 2004204799 in the Clerk and Recorder's Office of the City and County of Denver and a part of Stapleton Filing No. 36 as recorded at Reception Number 2012143494 in said Clerk and Recorder's Office; together with a part of the Southwest Quarter of Section 15, a part of the Northeast Quarter of Section 16 and a part of the Southeast Quarter of Section 16, 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 West Quarter Corner of said Section 15;  
thence South 81°01'18" West a distance of 608.88 feet to the northeast corner of said Stapleton Filing No. 36 and the **POINT OF BEGINNING**;

thence along the arc of a curve to the left having a radius of 1170.00 feet, a central angle of 6°23'08", an arc length of 130.40 feet and whose chord bears South 78°41'51" East a distance of 130.33 feet to a point of compound curvature;  
thence along the arc of a curve to the left having a radius of 470.00 feet, a central angle of 8°06'35", an arc length of 66.52 feet and whose chord bears South 85°56'43" East a distance of 66.47 feet;  
thence North 90°00'00" East a distance of 914.85 feet;  
thence North 00°00'00" East a distance of 17.00 feet;  
thence North 90°00'00" East a distance of 133.00 feet;  
thence South 00°00'00" East a distance of 94.40 feet to the most southerly point of curve at the northwest corner of a parcel of land described at Reception Number 2009162923 in said Clerk and Recorder's Office;  
thence South 00°00'00" East, along the westerly line of said parcel of land described at Reception Number 2009162923, a distance of 204.60 feet to the southwest corner of said parcel of land described at Reception Number 2009162923;  
thence South 00°00'00" East a distance of 1263.28 feet to a point of curve;  
thence along the arc of a curve to the left having a radius of 643.00 feet, a central angle of 8°27'45", an arc length of 94.97 feet and whose chord bears South 04°13'52" East a distance of 94.88 feet to a point of reverse curve;  
thence along the arc of a curve to the right having a radius of 757.00 feet, a central angle of 8°27'45", an arc length of 111.81 feet and whose chord bears South 04°13'52" East a distance of 111.71 feet;  
thence South 00°00'00" East a distance of 18.20 feet to a point of non-tangent curve on the northerly line of Stapleton Filing No. 14 recorded at Reception Number 2004244314 in said Clerk and Recorder's Office;

thence along said northerly line of Stapleton Filing No. 14 the following nine (9) courses:

1. along the arc of a curve to the right having a radius of 16.00 feet, a central angle of 60°34'53", an arc length of 16.92 feet and whose chord bears North 36°27'38" West a distance of 16.14 feet;
2. North 90°00'00" West a distance of 240.41 feet to a point of non-tangent curve;
3. along the arc of a curve to the left having a radius of 1004.50 feet, a central angle of 0°46'23", an arc length of 13.55 feet and whose chord bears South 03°26'55" West a distance of 13.55 feet to a point of reverse curve;
4. along the arc of a curve to the right having a radius of 14.00 feet, a central angle of 86°56'17", an arc length of 21.24 feet and whose chord bears South 46°31'52" West a distance of 19.26 feet;
5. North 90°00'00" West a distance of 9.08 feet to a point of curve;

1 6. along the arc of a curve to the left having a radius of 732.00 feet, a central angle of 12°04'17", an arc  
2 length of 154.22 feet and whose chord bears South 83°57'51" West a distance of 153.94 feet;  
3 7. South 77°55'43" West a distance of 129.81 feet to a point of curve;  
4 8. along the arc of a curve to the right having a radius of 618.00 feet, a central angle of 12°04'17", an arc  
5 length of 130.20 feet and whose chord bears South 83°57'51" West a distance of 129.96 feet;  
6 9. North 90°00'00" West a distance of 869.25 feet to the southeast corner of Tract AM (Future R.O.W for  
7 Willow St.) of said Stapleton Filing No. 36;  
8  
9 thence North 00°00'00" West, along the easterly line of said Tract AM (Future R.O.W. for Willow St.) a distance of  
10 438.20 feet to the southerly line of Tract AL (Future R.O.W. for 49<sup>th</sup> Pl.) of said Stapleton Filing No. 36;  
11  
12 thence along the southerly, easterly and northerly lines of said Tract AL (Future R.O.W. for 49<sup>th</sup> Pl.) the following three  
13 (3) courses:  
14 1. South 90°00'00" East a distance of 35.00 feet to the southeast corner of said Tract AL (Future R.O.W for 49<sup>th</sup> Pl.);  
15 2. North 00°00'00" West a distance of 60.00 feet to the northeast corner of said Tract AL (Future R.O.W. for 49<sup>th</sup> Pl.);  
16 3. North 90°00'00" West, along the northerly line of said Tract AL (Future R.O.W. for 49<sup>th</sup> Pl.), a distance of 157.80  
17 feet to the southeast corner of Lot 11 of Block 19 of said Stapleton Filing No. 36;  
18  
19 thence North 00°00'00" East, along the easterly line of said Lot 11, a distance of 100.00 feet to the northeast corner of  
20 said Lot 11;  
21 thence North 90°00'00" West, along the northerly lines of said Lot 11, Lot 12, Lot 13 and Lot 14 of said Block 19, a  
22 distance of 227.50 feet to the easterly line of Tract AJ (Future R.O.W. for Wabash St.) of said Stapleton Filing No. 36  
23 and a point of non-tangent curve;  
24  
25 thence along the easterly lines of said Tract AJ (Future R.O.W. for Wabash St.) the following four (4) courses;  
26 1. along the arc of said non-tangent curve to the right having a radius of 270.00 feet, a central angle of 08°18'31",  
27 an arc length of 39.15 feet and whose chord bears North 14°04'17" East a distance of 39.12 feet;  
28 2. North 18°13'32" East a distance of 207.24 feet to a point of curve;  
29 3. along the arc of a curve to the left having a radius of 330.00 feet, a central angle of 18°13'32", an arc length of  
30 104.97 feet and whose chord bears North 09°06'46" East a distance of 104.53 feet;  
31 4. North 00°00'00" West a distance of 55.00 feet to the southerly line of Tract Y (Future R.O.W. for 50<sup>th</sup> Ave.) of  
32 said Stapleton Filing No. 36;  
33  
34 thence along the southerly, easterly and northerly lines of said Tract Y (Future R.O.W. for 50<sup>th</sup> Ave.) the following five  
35 (5) courses;  
36 1. North 90°00'00" East a distance of 6.29 feet to a point of curve;  
37 2. along the arc of a curve to the right having a radius of 720.00 feet, a central angle of 14°35'54", an arc length of  
38 183.45 feet and whose chord bears South 82°42'03" East a distance of 182.95 feet;  
39 3. South 75°24'06" East a distance of 110.37 feet to the southeast corner of said Tract Y (Future R.O.W. for 50<sup>th</sup>  
40 Ave.);  
41 4. North 14°35'54" East a distance of 60.00 feet to the northeast corner of said Tract Y (Future R.O.W. for 50<sup>th</sup>  
42 Ave.);  
43 5. North 75°24'06" West a distance of 82.00 feet to the southeast corner of Tract CQ of said Stapleton Filing No.  
44 36;  
45  
46 thence North 14°35'54" East, along the easterly line of said Tract CQ, a distance of 122.00 feet to the southerly line of  
47 Tract W (Future R.O.W. for Stoll Pl.) of said Stapleton Filing No. 36;  
48  
49 thence along the southerly, easterly and northerly lines of said Tract W (Future R.O.W. for Stoll Pl.) the following seven  
50 (7) courses;  
51 1. South 75°24'06" East a distance of 101.00 feet to the southeast corner of said Tract W (Future R.O.W. for Stoll  
52 Pl.);  
53 2. North 14°35'54" East a distance of 60.00 feet to the northeast corner of said Tract W (Future R.O.W. for Stoll  
54 Pl.);

- 1 3. North 75°24'06" West a distance of 35.00 feet to a northerly corner in the northerly line of said Tract W (Future  
2 R.O.W. for Stoll Pl.);  
3 4. North 14°35'54" East a distance of 4.00 feet to a northerly corner in the northerly line of said Tract W (Future  
4 R.O.W. for Stoll Pl.);  
5 5. North 75°24'06" West a distance of 85.66 feet to a point of curve;  
6 6. along the arc of a curve to the left having a radius of 1034.00 feet, a central angle of 14°35'54", an arc length of  
7 263.45 feet and whose chord bears North 82°42'03" West a distance of 262.74 feet;  
8 7. South 90°00'00" West a distance of 452.58 feet to the easterly line of Tract L (Future R.O.W for Verbena St.)  
9 of said Stapleton Filing No. 36;

10 thence North 00°00'00" East, along said easterly line of Tract L (Future R.O.W. for Verbena St.), a distance of 660.79  
11 feet to the southwest corner of Tract J (Future R.O.W. for 50<sup>th</sup> Dr.) of said Stapleton Filing No. 36;

12  
13 thence along the southerly, easterly and northerly lines of said Tract J (Future R.O.W. for 50<sup>th</sup> Dr.) the following eleven  
14 (11) courses;

- 15 1. North 90°00'00" East a distance of 59.92 feet to a point of curve;  
16 2. along the arc of a curve to the right having a radius of 366.00 feet, a central angle of 26°51'46", an arc length of  
17 171.60 feet and whose chord bears South 76°34'07" East a distance of 170.03 feet;  
18 3. South 63°08'14" East a distance of 483.68 feet to a point of curve;  
19 4. along the arc of a curve to the left having a radius of 834.00 feet, a central angle of 10°37'23", an arc length of  
20 154.63 feet and whose chord bears South 68°26'56" East a distance of 154.41 feet;  
21 5. South 73°45'37" East a distance of 96.94 feet to the southeast corner of said Tract J (Future R.O.W. for 50<sup>th</sup>  
22 Dr.);  
23 6. North 14°35'54" East a distance of 3.00 feet to a point of curve;  
24 7. along the arc of a curve to the right having a radius of 966.00 feet, a central angle of 02°31'08", an arc length of  
25 42.47 feet and whose chord bears North 15°51'28" East a distance of 42.46 feet;  
26 8. North 17°07'02" East a distance of 22.54 feet to the northeast corner of said Tract J (Future R.O.W. for 50<sup>th</sup>  
27 Dr.);  
28 9. North 73°45'37" West a distance of 96.92 feet to a point of curve;  
29 10. along the arc of a curve to the right having a radius of 766.00 feet, a central angle of 10°37'23", an arc length of  
30 142.02 feet and whose chord bears North 68°26'56" West a distance of 141.82 feet;  
31 11. North 63°08'14" West a distance of 214.22 feet to the southeast corner of Lot 14 of Block 5 of said Stapleton  
32 Filing No. 36;

33  
34 thence North 26°51'46" East, along the easterly line of said Lot 14, a distance of 90.00 feet to the northeast corner of  
35 said Lot 14;

36 thence along the southerly, westerly and northerly lines of Tract AZ of said Stapleton Filing No. 36 the following three  
37 (3) courses;

- 38 1. North 63°08'14" West a distance of 60.00 feet to the most westerly corner of said Tract AZ;  
39 2. North 26°51'46" East a distance of 20.00 feet;  
40 3. South 63°08'14" East a distance of 70.00 feet to the southeast corner of Lot 1 of said Block 5;

41 thence North 26°51'46" East, along the easterly line of said Lot 1, a distance of 100.00 feet to the southerly line of Tract  
42 F (Future R.O.W. for 51<sup>st</sup> Ave.) of said Stapleton Filing No. 36;

43  
44 thence along the southerly and easterly lines of said Tract F (Future R.O.W. for 51<sup>st</sup> Ave.) the following three (3)  
45 courses;

- 46 1. South 63°08'14" East a distance of 164.19 feet to a point of curve;  
47 2. along the arc of a curve to the left having a radius of 1230.00 feet, a central angle of 12°18'28", an arc length of  
48 264.22 feet and whose chord bears South 69°17'28" East a distance of 263.71 feet to the southeast corner of  
49 said Tract F (Future R.O.W. for 51<sup>st</sup> Ave.);  
50 3. North 15°43'11" East a distance of 60.01 feet to the **POINT OF BEGINNING**.

51  
52 Containing 3,341,767 square feet or 76.716 acres, more or less.

53  
54 propose to lay out, plat and subdivide said land, territory or real property into blocks, lots and tracts,

1 and have submitted to the Council of the City and County of Denver a plat of such proposed  
2 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,  
3 accompanied by a certificate of title from the attorney for the City and County of Denver.

4 **WHEREAS**, said subdivision was surveyed by or under the direction of the City Engineer of the  
5 City and County of Denver and said City Engineer has certified as to the accuracy of said survey and  
6 said plat or map and their conformity with the requirements of Chapter 49, Article III of the Revised  
7 Municipal Code of the City and County of Denver, and said plat has been approved by the City  
8 Engineer, the Manager of Community Planning and Development, the Manager of Public Works and  
9 the Manager of Parks and Recreation;

10 **NOW THEREFORE,**

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

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

15 **Section 2.** That the said plat or map of Stapleton Filing No. 42 be and the same are hereby  
16 accepted by the Council of the City and County of Denver.

17 COMMITTEE APPROVAL DATE: July 25, 2013 by consent

18 MAYOR-COUNCIL DATE: July 30, 2013

19 PASSED BY THE COUNCIL: \_\_\_\_\_, 2013

20 \_\_\_\_\_ - PRESIDENT

21 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
22 EX-OFFICIO CLERK OF THE  
23 CITY AND COUNTY OF DENVER  
24

25 PREPARED BY: Brent Eisen, Assistant City Attorney - DATE: August 1, 2013

26 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of the  
27 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
28 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §  
29 3.2.6 of the Charter.

30 Douglas J. Friednash, Denver City Attorney

31 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2013  
32  
33