

1 **BY AUTHORITY**

2 RESOLUTION NO. CR22-0019
3 SERIES OF 2022

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Accepting and approving the plat of Tower 160 Subdivision Filing No. 3.**

6 **WHEREAS**, the property owner of the following described land, territory or real property
7 situate, lying and being in the City and County of Denver, State of Colorado, to wit:

8 THREE (3) PARCELS OF LAND BEING TRACTS A, B, C, D & E, PORTIONS OF LOTS 2 & 3,
9 BLOCK 1, PORTIONS OF LOT 3, BLOCK 2, AND A PORTION OF LOT 1, BLOCK 3, ALL IN
10 TOWER 160 SUBDIVISION FILING NO. 2, A SUBDIVISION PLAT RECORDED AT
11 RECEPTION NO. 2015080690 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER
12 CLERK AND RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUARTER OF
13 SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL
14 MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE
15 PARTICULARLY DESCRIBED AS FOLLOWS:

16
17 THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE
18 SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE
19 SIXTH P.M., AS SHOWN ON THE TOWER 160 FILING NO. 2 PLAT TO BEAR N 89°41'25" E,
20 FROM THE CENTER QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY
21 A 2-3/4" PIPE WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 20699", TO THE EAST
22 QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A #6 REBAR WITH A
23 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 36053", IN A RANGEBOX, WITH ALL
24 BEARINGS CONTAINED HEREIN RELATIVE THERETO.

25
26 **PARCEL A**

27
28 A PARCEL OF LAND BEING TRACTS A, B & C, AND A PORTION OF LOT 2, BLOCK 1, ALL
29 OF SAID TOWER 160 SUBDIVISION FILING NO. 2 PLAT, BEING MORE PARTICULARLY
30 DESCRIBED AS FOLLOWS:

31
32 **BEGINNING** AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, ALSO BEING THE
33 NORTHWEST CORNER OF TRACT A, SAID TOWER 160 SUBDIVISION FILING NO. 2 PLAT,
34 THENCE S 89°59'55" E, ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF
35 834.29 FEET TO THE NORTHWEST CORNER OF SAID TRACT B, ALSO BEING THE
36 SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1;

37
38 THENCE N 00°03'23" W, ALONG THE WEST LINE OF SAID LOT 2, BLOCK 1, A DISTANCE
39 OF 499.47 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 1;

40
41 THENCE N 89°41'25" E, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 1105.52
42 FEET TO A POINT ON THE WEST LINE OF THE YAMPA STREET RIGHT-OF-WAY, AS
43 DEDICATED BY RESOLUTION NO. 20170050, RECORDED AT RECEPTION NO.
44 2017017676, SAID CITY AND COUNTY OF DENVER RECORDS;

1
2 THENCE ALONG THE WEST LINE OF THE YAMPA ST. RIGHT-OF-WAY THE FOLLOWING
3 FIVE (5) COURSES:

- 4
- 5 1. S 00°12'22" E, A DISTANCE OF 128.46 FEET TO A POINT OF CURVATURE;
- 6 2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2038.00 FEET,
7 A CENTRAL ANGLE OF 01°13'49" AND AN ARC LENGTH OF 43.76 FEET;
- 8 3. S 01°26'11" E, A DISTANCE OF 195.28 FEET TO A POINT OF CURVATURE;
- 9 4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1962.00 FEET,
10 A CENTRAL ANGLE OF 01°19'06" AND AN ARC LENGTH OF 45.15 FEET;
- 11 5. S 00°07'05" E, A DISTANCE OF 92.91 FEET TO A POINT ON THE NORTH LINE OF
12 THE 51ST AVE. RIGHT-OF-WAY, AS DEDICATED BY SAID TOWER 160
13 SUBDIVISION FILING NO. 2 PLAT;
- 14

15 THENCE N 89°59'55" W, ALONG THE NORTH LINE OF SAID 51ST AVE. RIGHT-OF-WAY, A
16 DISTANCE OF 446.02 FEET TO THE NORTHEAST CORNER OF SAID TRACT B;

17
18 THENCE ALONG THE EAST AND SOUTH LINES OF SAID TRACT B, THE FOLLOWING TWO
19 (2) COURSES:

- 20
- 21 1. THENCE S 00°07'05" E, A DISTANCE OF 34.00 FEET TO THE SOUTHEAST CORNER
22 OF SAID TRACT B;
- 23 2. THENCE N 89°59'55" W, A DISTANCE OF 665.82 FEET TO THE NORTHEAST
24 CORNER OF TRACT C;
- 25

26 THENCE ALONG THE EAST AND SOUTH LINES OF SAID TRACT C, THE FOLLOWING TWO
27 (2) COURSES:

- 28
- 29 1. THENCE S 00°03'23" E, A DISTANCE OF 34.00 FEET TO THE SOUTHEAST CORNER
30 OF TRACT C;
- 31 2. THENCE N 89°59'55" W, A DISTANCE OF 834.27 FEET TO THE NORTHWEST
32 CORNER OF LOT 1, BLOCK 2, SAID TOWER 160 SUBDIVISION FILING NO. 2,
33 ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT C AND A POINT ON
34 THE WEST LINE OF SAID TOWER 160 SUBDIVISION FILING NO. 2;
- 35

36 THENCE N 00°04'35" W, ALONG THE WEST LINE OF SAID TOWER 160 SUBDIVISION
37 FILING NO. 2, A DISTANCE OF 68.00 FEET TO THE POINT OF BEGINNING;

38
39 PARCEL B

40
41 A PARCEL OF LAND BEING A PORTION OF LOT 3, BLOCK 1, TOWER 160 SUBDIVISION
42 FILING NO. 2 PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

43
44 BEGINNING AT THE SOUTHEAST CORNER OF THE YAMPA ST. RIGHT-OF-WAY, AS
45 DEDICATED BY RESOLUTION NO. 20170050, RECORDED AT RECEPTION NO.
46 2017017676, SAID CITY AND COUNTY OF DENVER RECORDS, ALSO BEING A POINT ON
47 THE NORTH LINE OF THE 51ST AVE. RIGHT-OF-WAY, AS DEDICATED BY SAID TOWER
48 160 SUBDIVISION FILING NO. 2 PLAT;

1 THENCE N 00°07'05" W, ALONG THE EAST LINE OF SAID YAMPA ST. RIGHT-OF-WAY, A
2 DISTANCE OF 24.95 FEET TO A POINT OF NON-TANGENT CURVATURE;

3
4 THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS
5 OF 25.00 FEET, A CENTRAL ANGLE OF 89°52'50" AND AN ARC LENGTH OF 39.22 FEET,
6 THE CHORD OF WHICH BEARS
7 S 45°03'30" E, A DISTANCE OF 35.32 FEET TO A POINT ON THE NORTH LINE OF SAID
8 51ST AVE. RIGHT-OF-WAY;

9
10 THENCE N 89°59'55" W, ALONG SAID NORTH LINE, A DISTANCE OF 24.95 FEET TO THE
11 POINT OF BEGINNING.

12
13 PARCEL B CONTAINS AN AREA OF 133 SQUARE FEET OR 0.003 ACRES, MORE OR LESS.

14
15 PARCEL C

16
17 A PARCEL OF LAND BEING TRACTS D & E, A PORTION OF LOT 3, BLOCK 2 AND A
18 PORTION OF LOT 1, BLOCK 3, ALL IN TOWER 160 SUBDIVISION FILING NO. 2 PLAT,
19 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

20
21 BEGINNING AT THE SOUTHWEST CORNER OF TRACT D, SAID TOWER 160 SUBDIVISION
22 FILING NO. 2 PLAT;

23
24 THENCE N 00°07'05" W, ALONG THE WEST LINE OF SAID TRACT D, A DISTANCE OF
25 968.28 FEET TO A POINT OF CURVATURE;

26
27 THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET,
28 A CENTRAL ANGLE OF 89°52'50" AND AN ARC LENGTH OF 39.22 FEET TO A POINT ON
29 THE SOUTH LINE OF THE 51ST AVENUE RIGHT-OF-WAY, AS DEDICATED BY SAID
30 TOWER 160 SUBDIVISION FILING NO. 2 PLAT;

31
32 THENCE S 89°59'55" E, ALONG SAID SOUTH LINE, A DISTANCE OF 126.00 FEET TO A
33 POINT OF NON-TANGENT CURVATURE;

34
35 THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS
36 OF 25.00 FEET, A CENTRAL ANGLE OF 90°07'10" AND AN ARC LENGTH OF 39.32 FEET,
37 THE CHORD OF WHICH BEARS
38 S 44°56'30" W, A DISTANCE OF 35.39 FEET TO A POINT ON THE EAST LINE OF SAID
39 TRACT E;

40
41 THENCE S 00°07'05" E, ALONG THE EAST LINE OF SAID TRACT E, A DISTANCE OF 968.02
42 FEET TO A POINT ON THE NORTH LINE OF THE YAMPA STREET RIGHT-OF-WAY, AS
43 DEDICATED BY SAID TOWER 160 SUBDIVISION FILING NO. 2 PLAT;

44
45 THENCE S 89°52'55" W, ALONG SAID NORTH LINE, A DISTANCE OF 76.00 FEET TO THE
46 POINT OF BEGINNING.

47
48 ALL THREE PARCELS CONTAIN A NET AREA OF 712,275 SQUARE FEET OR 16.352
49 ACRES, MORE OR LESS

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

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

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

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

18 **Section 2.** That the said plat or map of Tower 160 Subdivision Filing No. 3 and dedicating to
19 the City and County of Denver the streets, avenues, easements, public utilities and
20 telecommunication easements as shown thereon, be and the same are hereby accepted by the
21 Council of the City and County of Denver.

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23
24
25

REMAINDER OF PAGE INTENTIONALLY BLANKS

1 COMMITTEE APPROVAL DATE: January 4, 2022 by Consent

2 MAYOR-COUNCIL DATE: January 11, 2022 by Consent

3 PASSED BY THE COUNCIL: _____

4 _____ - PRESIDENT

5 ATTEST: _____ - CLERK AND RECORDER,
6 EX-OFFICIO CLERK OF THE
7 CITY AND COUNTY OF DENVER
8

9 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: January 13, 2022

10 Pursuant to section 13-9, 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 Kristin M. Bronson, Denver City Attorney

16 BY: *Troy C Bratton*
Troy C Bratton (Jan 12, 2022 15:55 MST), Assistant City Attorney DATE: Jan 12, 2022