

1 **BY AUTHORITY**

2 RESOLUTION NO. CR11-0508
3 SERIES OF 2011

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Accepting and approving the plat of Terrace Club Estates Filing No. 2.**

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

9 A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST
10 QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL
11 MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO. SAID PARCEL OF LAND
12 BEING LOTS 1 THROUGH 20, INCLUSIVE, BLOCK 1, AND TRACTS
13 A AND C, TERRACE CLUB ESTATES FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF
14 COLORADO, RECEPTION NO. 2007170163 DATED OCTOBER 31, 2007.

15
16 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE NORTH 00°26'20"
17 EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST
18 QUARTER OF SAID SECTION 32, A DISTANCE OF 704.05 FEET, TO A POINT ON SAID WEST
19 LINE, SAID POINT BEING THE SOUTHWEST CORNER OF SAID TERRACE CLUB ESTATES
20 FILING NO. 1, SAID POINT ALSO BEING THE POINT OF BEGINNING;

21
22 THENCE NORTH 00°26'20" EAST, AND CONTINUING ALONG SAID WEST LINE, A DISTANCE OF
23 252.88 FEET, TO A POINT ON SAID WEST LINE, SAID POINT ALSO BEING THE NORTHWEST
24 CORNER OF SAID TERRACE CLUB ESTATES FILING NO. 1; THENCE NORTH 89°56'36" EAST,
25 AND ALONG THE NORTH LINE OF SAID TERRACE CLUB ESTATES FILING NO. 1, A DISTANCE
26 OF 388.10 FEET, TO A POINT ON SAID NORTH LINE, SAID POINT ALSO BEING THE
27 SOUTHWEST CORNER OF TRACT B OF SAID TERRACE CLUB ESTATES FILING NO. 1;
28 THENCE NORTH 89°59'09" EAST, ALONG THE NORTH LINE OF SAID TERRACE CLUB ESTATES
29 FILING NO. 1, A DISTANCE OF 261.52 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY
30 LINE OF S. KNOX CT., SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 2 OF SAID
31 TERRACE CLUB ESTATES FILING NO. 1; THENCE SOUTH 00°13'06" WEST, ALONG SAID
32 WESTERLY RIGHT OF WAY LINE A DISTANCE OF 253.90 FEET, TO A POINT ON THE SAID
33 WESTERLY RIGHT OF WAY LINE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF
34 TRACT A OF SAID TERRACE CLUB ESTATES FILING NO. 1; THENCE NORTH 89°54'06" WEST,
35 ALONG THE SOUTH LINE OF SAID TERRACE CLUB ESTATES FILING NO. 1, A DISTANCE OF
36 96.66 FEET, TO A POINT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF BEAR
37 CREEK SUBDIVISION FILING NO. 2, RECEPTION NUMBER 9600175932; THENCE NORTH
38 89°57'30" WEST, AND ALONG THE SOUTH LINE OF SAID TERRACE CLUB ESTATES FILING NO.
39 1, A DISTANCE OF 553.94 FEET, TO THE POINT OF BEGINNING.

40
41 THE ABOVE DESCRIBED PARCEL CONTAINING 164,734 SQUARE FEET, OR 3.78 ACRES MORE
42 OR LESS.

43
44 propose to lay out, plat and subdivide said land, territory or real property into block, lots and a tract,
45 and have submitted to the Council of the City and County of Denver a plat of such proposed
46 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,

1 accompanied by a certificate of title from the attorney for the City and County of Denver; and
2 dedicating the street, wastewater easements, and other public places as shown thereon.

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

9 **NOW THEREFORE,**

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

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

14 **Section 2.** That the said plat or map of Terrace Club Estates Filing No. 2 and dedicating to
15 the City and County of Denver the street, wastewater easements, and other public places, as shown
16 thereon, be and the same are hereby accepted by the Council of the City and County of Denver.

17 COMMITTEE APPROVAL DATE: July 14, 2011

18 MAYOR-COUNCIL DATE: July 19, 2011

19 PASSED BY THE COUNCIL: _____, 2011

20 _____ - PRESIDENT

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

25 PREPARED BY: Patrick A. Wheeler, Assistant City Attorney DATE: July 21, 2011

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
31 David W. Broadwell, Denver City Attorney

32 BY: _____ City Attorney DATE: _____, 2011