

BY AUTHORITY

RESOLUTION NO. CR23-1479
SERIES OF 2023

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A RESOLUTION

Accepting and approving the plat of C.P. Bedrock Filing No. 7.

WHEREAS, the property owner 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:

PARCEL "A"

A PARCEL OF LAND BEING A PART OF THAT PROPERTY DESCRIBED IN INSTRUMENT RECORDED JANUARY 28, 1998 UNDER RECEPTION NO. 980013248 AND SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21, BEING MONUMENTED BY A 3.25" ALLOY CAP ON A NO.6 REBAR IN A RANGE BOX STAMPED "LUCHETTI SURVEYING - 2005 - PLS 36053", WHENCE THE EAST QUARTER CORNER OF SAID SECTION 21 BEING MONUMENTED BY A 3" BRASS CAP ON A 2.5" PIPE IN A RANGE BOX STAMPED "CITY OF AURORA - 2009 - PLS 23527" WITH THE LINE BETWEEN ASSUMED TO BEAR SOUTH 00° 00' 12" EAST, AS RECORDED ON THE PLAT OF C.P. BEDROCK FILING NO. 2 AS RECORDED SEPTEMBER 12, 2008 UNDER RECEPTION NO. 2008126679, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 21, SOUTH 00°00'12" EAST A DISTANCE OF 743.99 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°59'48" WEST A DISTANCE OF 60.00 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF NORTH TOWER ROAD AND THE SOUTHERLY RIGHT-OF-WAY OF EAST 47TH AVENUE AS DESCRIBED ON THE PLAT OF THE DENVER CONNECTION WEST-TOWER ROAD FILING NO. 1 SUBDIVISION, AS RECORDED JANUARY 4, 2006 UNDER RECEPTION NO. 2006000964;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. SOUTH 89°59'48" WEST A DISTANCE OF 110.44 FEET;
2. NORTH 86°11'22" WEST A DISTANCE OF 105.24 FEET;
3. SOUTH 89°59'48" WEST A DISTANCE OF 69.55 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT RECORDED DECEMBER 6, 2018 UNDER RECEPTION NO. 2018155327, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY AND ALONG THE WESTERLY BOUNDARY OF THOSE PARCELS OF LAND DESCRIBED IN INSTRUMENTS RECORDED

1 DECEMBER 6, 2018 UNDER RECEPTION NO. 2018155327 AND JUNE 5, 2019 UNDER
2 RECEPTION NO. 2019071412, SOUTH 00°00'12" EAST A DISTANCE OF 282.84 FEET;
3 THENCE ALONG THE SOUTH LINE OF SAID PARCEL OF LAND DESCRIBED IN INSTRUMENT
4 RECORDED JUNE 5, 2019 UNDER RECEPTION NO. 2019071412, NORTH 89°59'48" EAST A
5 DISTANCE OF 12.50 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND
6 DESCRIBED IN INSTRUMENT RECORDED MARCH 19, 2019 UNDER RECEPTION NO.
7 2019031722;
8 THENCE DEPARTING SAID SOUTH LINE AND ALONG THE WESTERLY BOUNDARY OF
9 THOSE PARCELS OF LAND DESCRIBED IN INSTRUMENTS RECORDED MARCH 19, 2019
10 UNDER RECEPTION NO. 2019031722 AND DECEMBER 22, 2017 UNDER RECEPTION NO.
11 2017167055, SOUTH 00°00'12" EAST A DISTANCE OF 264.11 FEET TO A POINT ON THE
12 NORTHERLY RIGHT-OF-WAY FOR EAST 46TH AVENUE AS DESCRIBED ON THE PLAT OF
13 C.P. BEDROCK FILING NO. 5 AS RECORDED MARCH 16, 2017 UNDER RECEPTION NO.
14 2017035981;
15 THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°59'48" WEST A DISTANCE OF
16 257.99 FEET TO THE NORTHWEST CORNER OF SAID RIGHT-OF-WAY DESCRIBED IN
17 INSTRUMENT RECORDED MARCH 16, 2017 UNDER RECEPTION NO. 2017035981, SAID
18 POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY FOR NORTH YAMPA STREET AS
19 DESCRIBED ON THE PLAT OF C.P. BEDROCK FILING NO. 2 AS RECORDED SEPTEMBER 12,
20 2008 UNDER RECEPTION NO. 2008126679 AND BEING A POINT OF CURVATURE;
21 THENCE ALONG SAID EASTERLY RIGHT-OF-WAY FOR NORTH YAMPA STREET THE
22 FOLLOWING THREE (3) COURSES:
23 1. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE
24 OF 89°53'05", AN ARC LENGTH OF 39.22 FEET AND A CHORD THAT BEARS NORTH 45°03'40"
25 WEST A DISTANCE OF 35.32 FEET;
26 2. THENCE NORTH 00°07'05" WEST A DISTANCE OF 496.95 FEET TO A POINT OF
27 CURVATURE;
28 3. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL
29 ANGLE OF 90°06'53", AN ARC LENGTH OF 39.32 FEET AND A CHORD THAT BEARS NORTH
30 44°56'22" EAST A DISTANCE OF 35.39 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-
31 WAY FOR EAST 47TH AVENUE DESCRIBED IN INSTRUMENT RECORDED JANUARY 4, 2006
32 UNDER RECEPTION NO. 2006000964;
33 THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°59'48" EAST A DISTANCE OF
34 246.48 FEET TO THE POINT OF BEGINNING.
35 SAID PARCEL "A" CONTAINING 151,250 SQUARE FEET OR 3.472 ACRES, MORE OR LESS.
36 TOGETHER WITH
37 PARCEL "B"
38 A PARCEL OF LAND BEING A PART OF THAT PROPERTY DESCRIBED IN INSTRUMENT
39 RECORDED JANUARY 28, 1998 UNDER RECEPTION NO. 980013248 AND SITUATED IN THE
40 NORTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF

1 THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO,
2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

3 COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 21, BEING
4 MONUMENTED BY A 3" BRASS CAP ON A 2.5" PIPE IN A RANGE BOX STAMPED "CITY OF
5 AURORA - 2009 - PLS 23527" WHENCE THE NORTHEAST CORNER OF SAID SECTION 21,
6 BEING MONUMENTED BY A 3.25" ALLOY CAP ON A NO.6 REBAR IN A RANGE BOX STAMPED
7 "LUCHETTI SURVEYING - 2005 - PLS 36053" WITH THE LINE BETWEEN ASSUMED TO BEAR
8 NORTH 00° 00' 12" WEST, AS RECORDED ON THE PLAT OF C.P. BEDROCK FILING NO. 2 AS
9 RECORDED SEPTEMBER 12, 2008 UNDER RECEPTION NO. 2008126679, SAID LINE
10 FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

11 THENCE SOUTH 89°57'32" WEST ALONG THE SOUTH LINE OF THE NORTHEAST ONE-
12 QUARTER OF SAID SECTION 21, A DISTANCE OF 60.00 FEET TO A POINT ON THE
13 WESTERLY RIGHT-OF-WAY LINE OF NORTH TOWER ROAD AS DESCRIBED IN
14 INSTRUMENT RECORDED MAY 19, 2004 UNDER RECEPTION NO. 2004109866;

15 THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, NORTH 00°00'12" WEST A DISTANCE OF
16 311.58 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING;

17 THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, SOUTH 89°59'48" WEST, A
18 DISTANCE OF 217.00 FEET;

19 THENCE NORTH 00°00'12 WEST, A DISTANCE OF 219.84 FEET TO A POINT ON THE
20 SOUTHERLY RIGHT-OF-WAY OF EAST 45TH AVENUE AS DESCRIBED IN C.P. BEDROCK
21 FILING NO. 1, RECORDED AUGUST 15, 2008 UNDER RECEPTION NO. 2008113595;

22 THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

23 1. SOUTH 88°22'06" EAST, A DISTANCE OF 99.46 FEET;

24 2. NORTH 89°59'48" EAST, A DISTANCE OF 92.58 FEET TO A POINT OF CURVATURE;

25 3. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL
26 ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET AND WHOSE CHORD BEARS SOUTH
27 45°00'12" EAST A DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY, SAID POINT ALSO
28 BEING ON THE WESTERLY RIGHT-OF-WAY OF NORTH TOWER ROAD AS DESCRIBED IN
29 INSTRUMENT RECORDED MAY 19, 2004 UNDER RECEPTION NO. 2004109866;

30 THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°00'12" EAST A DISTANCE OF
31 192.00 FEET TO THE TRUE POINT OF BEGINNING.

32 SAID PARCEL "B" CONTAINS 47,096 SQUARE FEET OR 1.081 ACRES, MORE OR LESS.

33 SAID PARCELS "A" AND "B" CONTAINING 198,346 SQUARE FEET OR 4.553 ACRES MORE OR
34 LESS

35 propose to lay out, plat and subdivide said land, territory or real property into blocks and lots, and have
36 submitted to the Council of the City and County of Denver a plat of such proposed subdivision under
37 the name and style aforesaid, showing the adjacent streets and platted territory, accompanied by a
38 certificate of title from the attorney for the City and County of Denver; and dedicating the streets,

1 avenues, easements, public utilities and cable television easements as shown thereon; and

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

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


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

13 **Section 2.** That the said plat or map of C.P. Bedrock Filing No. 7 and dedicating to the City and
14 County of Denver the streets, avenues, easements, public utilities and cable television easements as
15 shown thereon, be and the same is hereby accepted by the Council of the City and County of Denver.

16 COMMITTEE APPROVAL DATE: October 17, 2023 by Consent

17 MAYOR-COUNCIL DATE: October 24, 2023

18 PASSED BY THE COUNCIL: October 30, 2023

19  _____ - PRESIDENT

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

24 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: October 26, 2023

25 Pursuant to section 13-9, D.R.M.C., this proposed resolution has been reviewed by the office of the
26 City Attorney. We find no irregularity as to form and have no legal objection to the proposed
27 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to
28 § 3.2.6 of the Charter.

29
30 Kerry Tipper, Denver City Attorney

31 BY: Anakul Bagga, Assistant City Attorney DATE: Oct 26, 2023