

**BY AUTHORITY**

RESOLUTION NO. CR11-0556  
SERIES OF 2011

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A RESOLUTION**

**Accepting and approving the plat of C.P. Bedrock Filing No. 3.**

**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:

4 PARCELS OF LAND LYING WITHIN THE NORTH HALF OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1: (BLOCKS 1 THROUGH 5)

**COMMENCING** AT THE NORTH QUARTER CORNER OF SAID SECTION 21, WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21 BEARS NORTH 89°52'23" EAST, ALL BEARINGS HEREON ARE BASED ON THIS LINE;

THENCE SOUTH 28°35'36" EAST, A DISTANCE OF 77.35 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF GREEN VALLEY RANCH BOULEVARD, RECORDED AT RECEPTION NO. 9400070393, IN THE OFFICE OF THE CLERK AND RECORDERS OFFICE OF SAID COUNTY AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°52'23" EAST, A DISTANCE OF 1,006.75 FEET TO THE WESTERLY RIGHT-OF-WAY OF WALDEN STREET, AS SHOWN ON CP BEDROCK FILING NO. 1, RECORDED AT RECEPTION NO.2008113595, IN SAID RECORDS AND THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING 12 COURSES:

- 1) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°07'25" AN ARC LENGTH OF 39.32 FEET;
- 2) TANGENT TO SAID CURVE SOUTH 00°00'12" EAST, A DISTANCE OF 108.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
- 3) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 39.27 FEET;
- 4) NON-TANGENT TO SAID CURVE, SOUTH 00°00'12" EAST, A DISTANCE OF 60.00 FEET;
- 5) NORTH 89°59'48" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
- 6) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 39.27 FEET;
- 7) TANGENT TO SAID CURVE, SOUTH 00°00'12" EAST, A DISTANCE OF 160.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
- 8) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 23.56 FEET;
- 9) NON-TANGENT TO SAID CURVE, SOUTH 00°00'12" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°00'12" EAST;
- 10) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 23.56 FEET;
- 11) TANGENT TO SAID CURVE SOUTH 00°00'12" EAST, A DISTANCE OF 78.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
- 12) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 39.27 FEET TO THE NORTHERLY RIGHT-OF-WAY OF 47TH AVENUE, AS SHOWN ON SAID PLAT OF C.P. BEDROCK FILING NO. 1;

1 THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING 18 COURSES:

- 2 1) SOUTH 89°59'48" WEST, A DISTANCE OF 345.21 FEET TO THE BEGINNING OF A TANGENT CURVE
- 3 CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
- 4 2) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF
- 5 39.27 FEET;
- 6 3) NON-TANGENT TO SAID CURVE, SOUTH 89°59'48" WEST, A DISTANCE OF 60.00 FEET TO THE
- 7 BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00
- 8 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°59'48" WEST;
- 9 4) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF
- 10 39.27 FEET;
- 11 5) TANGENT TO SAID CURVE, SOUTH 89°59'48" WEST, A DISTANCE OF 150.00 FEET TO THE BEGINNING
- 12 OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
- 13 6) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF
- 14 39.27 FEET;
- 15 7) NON-TANGENT TO SAID CURVE, SOUTH 89°59'48" WEST, A DISTANCE OF 60.00 FEET TO THE
- 16 BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00
- 17 FEET THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°59'48" WEST;
- 18 8) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF
- 19 39.27 FEET;
- 20 9) TANGENT TO SAID CURVE, SOUTH 89°59'48" WEST, A DISTANCE OF 30.76 FEET TO THE BEGINNING OF
- 21 A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 868.00 FEET;
- 22 10) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°53'44" AN ARC LENGTH OF 165.06
- 23 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF
- 24 25.00 FEET;
- 25 11) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°44'27" AN ARC LENGTH OF
- 26 40.90 FEET;
- 27 12) TANGENT TO SAID CURVE, NORTH 14°37'59" EAST, A DISTANCE OF 59.65 FEET;
- 28 13) NORTH 75°22'01" WEST, A DISTANCE OF 60.00 FEET;
- 29 14) SOUTH 14°37'59" WEST, A DISTANCE OF 59.65 FEET TO THE BEGINNING OF A TANGENT CURVE
- 30 CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
- 31 15) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°44'27" AN ARC LENGTH OF
- 32 40.90 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A
- 33 RADIUS OF 868.00 FEET;
- 34 16) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°20'00" AN ARC LENGTH OF
- 35 65.65 FEET;
- 36 17) TANGENT TO SAID CURVE NORTH 67°17'34" WEST, A DISTANCE OF 22.81 FEET TO THE BEGINNING OF
- 37 A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
- 38 18) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°35'25" AN ARC LENGTH OF
- 39 37.78 FEET TO THE EASTERLY RIGHT-OF-WAY OF TELLURIDE STREET, AS SHOWN ON SAID PLAT OF
- 40 C.P. BEDROCK FILING NO. 1 AND THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY
- 41 HAVING A RADIUS OF 934.00 FEET;
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43 THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING 4 COURSES:

- 44 1) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°00'17" AN ARC LENGTH OF
- 45 293.50 FEET;
- 46 2) NON-TANGENT TO SAID CURVE NORTH 07°45'56" EAST, A DISTANCE OF 90.16 FEET;
- 47 3) NORTH 00°02'48" WEST, A DISTANCE OF 85.99 FEET TO THE BEGINNING OF A TANGENT CURVE
- 48 CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
- 49 4) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°55'11" AN ARC LENGTH OF
- 50 39.23 FEET TO THE **POINT OF BEGINNING**.
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52 CONTAINING 14.505 ACRES (631,821 SQ. FT.), MORE OR LESS.

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55 PARCEL 2: (BLOCKS 6 THROUGH 8)

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57 COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 21, WHENCE THE NORTH LINE OF

58 THE NORTHEAST QUARTER OF SAID SECTION 21 BEARS NORTH 89°52'23" EAST, ALL BEARINGS HEREON

59 ARE BASED ON THIS LINE;

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1 THENCE SOUTH 86°52'37" EAST, 1199.49 FEET THE SOUTHERLY RIGHT-OF-WAY OF SAID GREEN VALLEY  
2 RANCH BOULEVARD AND THE **POINT OF BEGINNING**;  
3 THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF NORTH 89°52'23" EAST, 597.85 FEET;  
4 THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 00°00'12" EAST, A DISTANCE OF 599.14  
5 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID 47TH AVENUE AS SHOWN ON SAID PLAT OF C.P.  
6 BEDROCK FILING NO. 1;

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8 THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING 10 COURSES:

- 9 1) SOUTH 89°59'48" WEST, A DISTANCE OF 85.00 FEET TO THE BEGINNING OF A TANGENT CURVE  
10 CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;
- 11 2) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF  
12 23.56 FEET;
- 13 3) NON-TANGENT TO SAID CURVE, SOUTH 89°59'48" WEST, A DISTANCE OF 60.00 FEET TO THE  
14 BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00  
15 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°59'48" WEST;
- 16 4) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF  
17 23.56 FEET;
- 18 5) TANGENT TO SAID CURVE, SOUTH 89°59'48" WEST, A DISTANCE OF 170.00 FEET TO THE BEGINNING  
19 OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;
- 20 6) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF  
21 23.56 FEET;
- 22 7) NON-TANGENT TO SAID CURVE, SOUTH 89°59'48" WEST, A DISTANCE OF 60.00 FEET TO THE  
23 BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00  
24 FEET THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°59'48" WEST;
- 25 8) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF  
26 23.56 FEET;
- 27 9) TANGENT TO SAID CURVE, SOUTH 89°59'48" WEST, A DISTANCE OF 182.79 FEET TO A POINT  
28 HEREINAFTER REFERRED TO AS "POINT A" AND THE BEGINNING OF A TANGENT CURVE CONCAVE  
29 NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
- 30 10) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF  
31 39.27 FEET TO THE EASTERLY RIGHT-OF-WAY OF WALDEN STREET, AS SHOWN ON SAID PLAT OF C.P.  
32 BEDROCK FILING NO. 1;

33 THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING 7 COURSES:

- 34 1) TANGENT TO SAID CURVE, NORTH 00°00'12" WEST, A DISTANCE OF 328.59 FEET TO THE BEGINNING  
35 OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
- 36 2) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF  
37 39.27 FEET;
- 38 3) TANGENT TO SAID CURVE, NORTH 89°59'48" , A DISTANCE OF EAST 20.00 FEET;
- 39 4) NORTH 00°00'12" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE  
40 CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE  
41 BEARS NORTH 00°00'12" WEST;
- 42 5) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF  
43 39.27 FEET;
- 44 6) TANGENT TO SAID CURVE, NORTH 00°00'12" WEST, A DISTANCE OF 109.27 FEET TO THE BEGINNING A  
45 TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
- 46 7) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°52'35" AN ARC LENGTH OF  
47 39.22 FEET TO THE **POINT OF BEGINNING**.

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49 CONTAINING 8.638 ACRES (376,266 SQ. FT.), MORE OR LESS.

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52 PARCEL 3: (BLOCKS 9 THROUGH 11)

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54 **COMMENCING** AT HEREINABOVE "POINT A" AS DESCRIBED IN PARCEL 2;

55 THENCE SOUTH 00°00'12" EAST 64.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID 47TH AVENUE  
56 AND THE **POINT OF BEGINNING**;

57 THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING 11 COURSES:

- 58 1) NORTH 89°59'48" EAST, A DISTANCE OF 182.79 FEET TO THE BEGINNING OF A TANGENT CURVE  
59 CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

- 1 2) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF
- 2 23.56 FEET;
- 3 3) NON-TANGENT TO SAID CURVE, NORTH 89°59'48" EAST, A DISTANCE OF 60.00 FEET TO THE
- 4 BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET,
- 5 THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°59'48" EAST;
- 6 4) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF
- 7 23.56 FEET;
- 8 5) TANGENT TO SAID CURVE, NORTH 89°59'48" EAST, A DISTANCE OF 170.00 FEET TO THE BEGINNING OF
- 9 A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
- 10 6) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF
- 11 23.56 FEET;
- 12 7) TANGENT TO SAID CURVE, SOUTH 00°00'12" EAST, A DISTANCE OF 10.00 FEET;
- 13 8) NORTH 89°59'48" EAST, A DISTANCE OF 60.00 FEET;
- 14 9) NORTH 00°00'12" WEST, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A TANGENT CURVE
- 15 CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;
- 16 10) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF
- 17 23.56 FEET;
- 18 11) TANGENT TO SAID CURVE, NORTH 89°59'48" EAST, A DISTANCE OF 85.00 FEET;
- 19 THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 00°00'12" EAST, A DISTANCE OF 554.95
- 20 FEET TO THE NORTHERLY RIGHT-OF-WAY OF 46TH AVENUE, AS SHOWN ON SAID PLAT OF C.P. BEDROCK
- 21 FILING NO. 1;
- 22 THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING 11 COURSES:
- 23 1) SOUTH 89°59'48" WEST, A DISTANCE OF 85.00 FEET TO THE BEGINNING OF A TANGENT CURVE
- 24 CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;
- 25 2) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC
- 26 LENGTH OF 23.56 FEET;
- 27 3) NON-TANGENT TO SAID CURVE, SOUTH 89°59'48" WEST, A DISTANCE OF 60.00 FEET;
- 28 4) SOUTH 00°00'12" EAST, A DISTANCE OF 2.00 FEET TO THE BEGINNING OF A TANGENT CURVE
- 29 CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
- 30 5) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH
- 31 OF 23.56 FEET;
- 32 6) TANGENT TO SAID CURVE, SOUTH 89°59'48" WEST, A DISTANCE OF 170.00 FEET TO THE
- 33 BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;
- 34 7) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC
- 35 LENGTH OF 23.56 FEET;
- 36 8) NON-TANGENT TO SAID CURVE, SOUTH 89°59'48" WEST, A DISTANCE OF 60.00 FEET TO THE
- 37 BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00
- 38 FEET THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°59'48" WEST;
- 39 9) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH
- 40 OF 23.56 FEET;
- 41 10) TANGENT TO SAID CURVE, SOUTH 89°59'48" WEST, A DISTANCE OF 182.79 FEET TO A POINT
- 42 HEREINAFTER REFERRED TO AS "POINT B" AND THE BEGINNING OF A TANGENT CURVE CONCAVE
- 43 NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
- 44 11) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC
- 45 LENGTH OF 39.27 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID WALDEN STREET;
- 46 THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING 2 COURSES:
- 47 1) TANGENT TO SAID CURVE, NORTH 00°00'12" WEST, A DISTANCE OF 506.95 FEET TO THE
- 48 BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
- 49 2) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH
- 50 OF 39.27 FEET TO THE **POINT OF BEGINNING**.

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52 CONTAINING 8.100 ACRES (352,824 SQ. FT.), MORE OR LESS.

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55 PARCEL 4: (BLOCKS 12 THROUGH 14)

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57 **COMMENCING** AT HEREINABOVE "POINT B" AS DESCRIBED IN PARCEL 3;  
58 THENCE SOUTH 00°00'12" EAST, A DISTANCE OF 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID  
59 46<sup>TH</sup> AVENUE AS SHOWN ON SAID PLAT OF C.P. BEDROCK FILING NO. 1, AND THE **POINT OF BEGINNING**;  
60 THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING 10 COURSES:

- 1) NORTH 89°59'48" EAST, A DISTANCE OF 182.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
  - 2) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 23.56 FEET;
  - 3) NON-TANGENT TO SAID CURVE, NORTH 89°59'48" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°59'48" EAST;
  - 4) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 23.56 FEET;
  - 5) TANGENT TO SAID CURVE, NORTH 89°59'48" EAST, A DISTANCE OF 170.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
  - 6) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 23.56 FEET;
  - 7) NON-TANGENT TO SAID CURVE, SOUTH 00°00'12" EAST, A DISTANCE OF 2.00 FEET;
  - 8) NORTH 89°59'48" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°59'48" EAST;
  - 9) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 23.56 FEET;
  - 10) TANGENT TO SAID CURVE, NORTH 89°59'48" EAST, A DISTANCE OF 85.00 FEET;
- THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 00°00'12" EAST, A DISTANCE OF 547.68 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF A STORM DRAIN EASEMENT RECORDED AT RECEPTION NO. 2006027026 IN SAID RECORDS;
- THENCE ALONG SAID EASTERLY PROLONGATION AND SAID NORTHERLY BOUNDARY, SOUTH 89°55'52" WEST, A DISTANCE OF 642.79 FEET TO SAID EASTERLY RIGHT-OF-WAY OF WALDEN STREET;
- THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING 6 COURSES:
- 1) NORTH 00°00'12" WEST 75.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
  - 2) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 39.27 FEET;
  - 3) NON-TANGENT TO SAID CURVE, NORTH 00°00'12" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°00'12" WEST;
  - 4) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 39.27 FEET;
  - 5) TANGENT TO SAID CURVE, NORTH 00°00'12" WEST, A DISTANCE OF 340.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
  - 6) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 39.27 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 8.020 ACRES (349,350 SQ. FT.), MORE OR LESS.

THE ABOVE DESCRIBED PARCELS CONTAINS A NET AREA OF 39.263 ACRES (1,710,261 SQ. FT.), MORE OR LESS.

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

**WHEREAS**, said subdivision was surveyed by or under the direction of the City Engineer of the City and County of Denver and said City Engineer has certified as to the accuracy of said survey and said plat or map and their conformity with the requirements of Chapter 49, Article III of the Revised

1 Municipal Code of the City and County of Denver, and said plat has been approved by the City  
2 Engineer, the Manager of Community Planning and Development, the Manager of Public Works and  
3 the Manager of Parks and Recreation;

4 **NOW THEREFORE,**

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

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

9 **Section 2.** That the said plat or map of C.P. Bedrock Filing No. 3 and dedicating to the City  
10 and County of Denver the streets, avenues, public utilities and cable television easements, as shown  
11 thereon, be and the same are hereby accepted by the Council of the City and County of Denver.

12 COMMITTEE APPROVAL DATE: August 4, 2011 by consent

13 MAYOR-COUNCIL DATE: August 9, 2011

14 PASSED BY THE COUNCIL: \_\_\_\_\_, 2011

15 \_\_\_\_\_ - PRESIDENT

16 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
17 EX-OFFICIO CLERK OF THE  
18 CITY AND COUNTY OF DENVER

19  
20 PREPARED BY: Patrick A. Wheeler, Assistant City Attorney - DATE: August 11, 2011

21 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of the  
22 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
23 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §  
24 3.2.6 of the Charter.

25  
26 David W. Broadwell, Denver City Attorney

27 BY: \_\_\_\_\_, City Attorney DATE: \_\_\_\_\_, 2011