

BY AUTHORITY

RESOLUTION NO. 10-0994
SERIES OF 2010

COMMITTEE OF REFERENCE:
LAND USE, TRANSPORTATION & INFRASTRUCTURE

A RESOLUTION

Accepting and approving the plat of Stapleton Filing No. 32.

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:

That part of vacated Syracuse St. [platted as Tract B (Future R.O.W. for Syracuse St.), dedicated as R.O.W. by Resolution Number 34, Series of 2010 and vacated by Ordinance Number 569, Series of 2010] and a part of Tract M (Future R.O.W. for 32nd Ave.), all in Stapleton Filing No. 9 recorded at Reception Number 2003259880 in the Clerk and Recorder's Office of the City and County of Denver, together with a part of Section 28, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

COMMENCING at the southwest corner of said Section 28;

thence North 31°44'02" East a distance of 2416.65 feet to the southeast corner of said Tract B (R.O.W. for Syracuse St.) and the **POINT OF BEGINNING**;

thence North 00°00'00" West, along the easterly line of said Tract B (R.O.W. for Syracuse St.), a distance of 353.41 feet to the most southerly corner of said vacated Syracuse St.;

thence along the westerly and northerly lines of said vacated Syracuse St. the following three (3) courses;

1. North 00°00'00" West a distance of 27.60 feet;
2. along the arc of a curve to the right having a radius of 100.00 feet, a central angle of 74°17'48", an arc length of 129.67 feet and whose chord bears North 37°08'54" East a distance of 120.78 feet;
3. North 74°17'48" East a distance of 11.86 feet to the westerly line of said Tract M (Future R.O.W. for 32nd Ave.) and a point of curvature;

thence along the arc of a curve to the right having a radius of 299.50 feet, a central angle of 5°01'31", an arc length of 26.27 feet, and whose chord bears North 76°48'33" East a distance of 26.26 feet to a point of compound curvature;

thence along the arc of a curve to the right having a radius of 100.00 feet, a central angle of 14°31'52", an arc length of 25.36 feet, and whose chord bears North 86°35'14" East a distance of 25.29 feet;

thence South 86°08'50" East a distance of 27.08 feet to the southeast corner of said Tract M (Future R.O.W. for 32nd Ave.);

thence along the easterly and northerly lines of said Tract M (Future R.O.W. for 32nd Ave.) the following two (2) courses:

1. North 00°00'00" West a distance of 64.00 feet;
2. North 90°00'00" West a distance of 78.51 feet to a point of curvature and the northwest corner of said Tract M (Future R.O.W. for 32nd Ave.);

thence along said easterly line of Tract B (R.O.W. for Syracuse St.) the following two (2) courses:

1. along the arc of a curve to the right having a radius of 60.00 feet, a central angle of 90°00'00", an arc length of 94.25 feet, and whose chord bears North 45°00'00" West a distance of 84.85 feet;
2. North 00°00'00" West a distance of 346.92 feet to the southwest corner of Tract AG (Future R.O.W. for 33rd Ave.), said Stapleton Filing No. 9;

thence along the southerly, easterly and northerly lines of said Tract AG (Future R.O.W. for 33rd Ave.) the following five (5) courses:

1. North 44°59'52" East a distance of 3.37 feet;
2. South 90°00'00" East a distance of 16.62 feet to the southeast corner of said Tract AG (Future R.O.W. for 33rd Ave.);
3. North 00°00'00" West a distance of 64.00 feet to the northeast corner of said Tract AG (Future R.O.W. for 33rd Ave.);
4. North 90°00'00" West a distance of 16.62 feet;
5. North 44°59'52" West a distance of 3.37 feet to the northwest corner of said Tract AG (Future R.O.W. for 33rd Ave.);

thence North 00°00'00" West, along said easterly line of Tract B (R.O.W. for Syracuse St.), a distance of 694.58 feet to the southwest corner of Tract F (Future R.O.W. for 35th Ave.), Stapleton Filing No. 18, recorded at Reception Number 2006167967 in said Clerk and Recorder's Office;

thence along the southerly line of said Tract F (Future R.O.W. for 35th Ave.) the following eight (8) courses:

1. South 90°00'00" East a distance of 758.88 feet;
2. South 85°14'11" East a distance of 188.00 feet to a point of curvature;
3. along the arc of a curve to the left having a radius of 114.00 feet, a central angle of 04°45'49", an arc length of 9.48 feet, and whose chord bears South 87°37'05" East a distance of 9.48 feet;
4. South 90°00'00" East a distance of 1000.83 feet to a point of curvature;
5. along the arc of a curve to the left having a radius of 114.00 feet, a central angle of 04°45'49", an arc length of 9.48 feet, and whose chord bears North 87°37'05" East a distance of 9.48 feet;
6. North 85°14'11" East a distance of 75.97 feet to a point of curvature;
7. along the arc of a curve to the right having a radius of 86.00 feet, a central angle of 04°45'49", an arc length of 7.15 feet, and whose chord bears North 87°37'05" East a distance of 7.15 feet;
8. South 90°00'00" East a distance of 201.48 feet to the northwest corner of Tract BL (Future R.O.W. for Central Park Blvd.), said Stapleton Filing No. 18;

thence South 00°00'00" East, along the westerly line of said Tract BL (Future R.O.W. for Central Park Blvd.), a distance of 754.96 feet;

thence North 90°00'00" West a distance of 467.00 feet;

thence South 00°00'00" East a distance of 953.30 feet to the northerly line of Tract A (Future R.O.W. for Martin Luther King Jr. Blvd.), said Stapleton Filing No. 9;

thence along said northerly line of Tract A (Future R.O.W. for Martin Luther King Jr. Blvd.) the following four (4) courses:

1. North 90°00'00" West a distance of 8.40 feet;
2. South 79°44'00" West a distance of 56.11 feet;
3. North 90°00'00" West a distance of 1653.46 feet to a point of curvature;
4. along the arc of a curve to the right having a radius of 596.00 feet, a central angle of 08°40'44", an arc length of 90.28 feet, and whose chord bears North 85°39'38" West a distance of 90.19 feet to the **POINT OF BEGINNING**.

Containing 3,414,135 square feet or 78.378 acres, more or less.

Together with:

A part of the North Half of Section 28, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

COMMENCING at the northwest corner of said Section 28;

thence South 74°10'32" East distance of 2704.31 feet to the northeast corner of Tract A (Future R.O.W. for Ulster St.), Stapleton Filing No. 18A, recorded at Reception Number 2007116028 in the Clerk and Recorder's Office of said City and County of Denver and the **POINT OF BEGINNING**;

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2 thence along the southerly line of Tract C (Future R.O.W. for 36th Ave.), Stapleton Filing No. 18, recorded
3 at Reception Number 2006167967 in said Clerk and Recorder's Office the following three (3) courses:
4 1. South 90°00'00" East a distance of 626.00 feet;
5 2. South 88°28'21" East a distance of 150.05 feet;
6 3. South 90°00'00" East a distance of 223.00 feet to the northwest corner of Tract BM (Future R.O.W.
7 for Central Park Blvd.), said Stapleton Filing No. 18;

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9 thence South 00°00'00" East, along the westerly line of said Tract BM (Future R.O.W. for Central Park
10 Blvd.), a distance of 673.81 feet to the northerly line of Tract F (Future R.O.W. for 35th Ave.), said Stapleton
11 Filing No. 18;
12 thence North 90°00'00" West, along the northerly line of said Tract F (Future R.O.W. for 35th Ave.), a
13 distance of 999.00 feet to the southeast corner of said Tract A, (Future R.O.W. for Ulster St.);
14 thence North 00°00'00" West, along the easterly line of said Tract A (Future R.O.W. for Ulster St.), a
15 distance of 677.81 feet to the **POINT OF BEGINNING**.

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17 Containing 675,940 square feet or 15.517 acres, more or less.

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19 **Resulting in a total area of 4,090,075 square feet or 93.895 acres more or less.**

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21 propose to lay out, plat and subdivide said land, territory or real property into blocks, lots and
22 tracts, and have submitted to the Council of the City and County of Denver a plat of such proposed
23 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,
24 accompanied by a certificate of title from the attorney for the City and County of Denver.

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

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

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

35 **Section 2.** That the said plat or map of Stapleton Filing No. 32 be and the same are
36 hereby accepted by the Council of the City and County of Denver.

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1 COMMITTEE APPROVAL DATE: November 11, 2010

2 MAYOR-COUNCIL DATE: November 16, 2010

3 PASSED BY THE COUNCIL: _____, 2010

4 _____ - PRESIDENT

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

8 PREPARED BY: PATRICK A. WHEELER, ASSISTANT CITY ATTORNEY; November 18, 2010

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

13 David R. Fine, City Attorney

14 BY: _____, Assistant City Attorney

15 DATE: _____, 2010

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