

BY AUTHORITY

RESOLUTION NO. CR18-0926
SERIES OF 2018

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A RESOLUTION

Accepting and approving the subdivision plat of 9th and Colorado Filing No. 1.

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:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 6 BEARS SOUTH 00°15'29" EAST, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE SOUTH 43°37'09" EAST, A DISTANCE OF 92.48 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF COLORADO BOULEVARD AS RECORDED UNDER RECEPTION NO. 940019168 IN THE CLERK AND RECORDER'S OFFICE IN THE CITY AND COUNTY OF DENVER, AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY NORTH 44°31'09" EAST, A DISTANCE OF 34.50 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 11TH AVENUE AS RECORDED UNDER RECEPTION NO. 940019168, IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 89°34'42" EAST, A DISTANCE OF 178.40 FEET;
- 2) NORTH 76°09'07" EAST, A DISTANCE OF 14.64 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, AND ALONG THE SOUTHERLY RIGHT-OF-WAY OF 11TH AVENUE AS RECORDED UNDER RECEPTION NO. 2016007354, IN SAID RECORDS, THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 88°48'45" EAST, A DISTANCE OF 354.83 FEET;
- 2) NORTH 89°31'16" EAST, A DISTANCE OF 70.00 FEET;
- 3) SOUTH 00°15'29" EAST, A DISTANCE OF 0.50 FEET;
- 4) NORTH 89°34'42" EAST, A DISTANCE OF 215.09 FEET;

1 THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 00°16'07" EAST, A
2 DISTANCE OF 595.73 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF 9TH
3 AVENUE AS RECORDED IN BOOK 2550, AT PAGE 221, IN SAID RECORDS;

4
5 THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°33'50" WEST, A
6 DISTANCE OF 856.92 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF
7 COLORADO BOULEVARD AS RECORDED UNDER RECEPTION NO. 2016007354, IN SAID
8 RECORDS;

9
10 THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°15'29" WEST, A DISTANCE
11 OF 563.81 FEET TO THE POINT OF BEGINNING.

12
13 CONTAINING AN AREA OF 11.661 ACRES, (507,947 SQUARE FEET), MORE OR LESS.

14
15 **TOGETHER WITH:**

16
17 **PARCEL 2:**

18
19 A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF THE
20 SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE
21 SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF
22 COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

23
24 COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6, WHENCE THE
25 SOUTHWEST CORNER OF SAID SECTION 6 BEARS SOUTH 00°15'29" EAST, ALL
26 BEARINGS HEREON ARE REFERENCED TO THIS LINE;

27
28 THENCE SOUTH 05°18'55" EAST, A DISTANCE OF 705.80 FEET TO A POINT ON THE
29 SOUTHERLY RIGHT-OF-WAY OF 9TH AVENUE AS RECORDED IN BOOK 9138, AT PAGE
30 553 IN THE CLERK AND RECORDER'S OFFICE IN THE CITY AND COUNTY OF DENVER,
31 AND THE POINT OF BEGINNING;

32
33 THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°33'50" EAST, A DISTANCE
34 OF 951.41 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF BELLAIRE STREET
35 AS SHOWN ON THE BELLAIRE STREET SUBDIVISION FILING NO. 1 PLAT AS RECORDED
36 UNDER RECEPTION NO. 2014122683, IN SAID RECORDS;

37
38 THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, ALONG SAID WESTERLY
39 RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

- 40
41 1) SOUTH 00°26'33" EAST, A DISTANCE OF 199.05 FEET TO THE BEGINNING OF A
42 TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 297.00 FEET;
43
44 2) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°00'00", AN
45 ARC LENGTH OF 67.39 FEET;
46
47 3) TANGENT TO SAID CURVE, SOUTH 12°33'27" WEST, A DISTANCE OF 174.54 FEET
48 TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A
49 RADIUS OF 369.00 FEET;

1
2 4) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°00'00", AN
3 ARC LENGTH OF 83.72 FEET;

4
5 5) TANGENT TO SAID CURVE, SOUTH 00°26'33" EAST, A DISTANCE OF 51.85 FEET
6 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF 8TH AVENUE AS RECORDED
7 UNDER RECEPTION NO. 2016007354, IN SAID RECORDS;

8
9 THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°33'23" WEST, A
10 DISTANCE OF 896.92 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF
11 COLORADO BOULEVARD AS RECORDED UNDER RECEPTION NO. 2016007354, IN SAID
12 RECORDS;

13
14 THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°15'29" WEST, A DISTANCE
15 OF 570.91 FEET TO THE POINT OF BEGINNING.

16
17 CONTAINING AN AREA OF 12.201 ACRES, (531,495 SQUARE FEET), MORE OR LESS.

18
19 TOTAL AREA OF PARCEL 1 AND PARCEL 2 = 23.862 ACRES (1,039,442 SQUARE FEET),
20 MORE OR LESS

21 propose to lay out, plat and subdivide said land, territory or real property into lots, blocks and tracts,
22 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; and
25 dedicating the sidewalk easements as shown thereon; and

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

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

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

