

BY AUTHORITY

RESOLUTION NO. CR12-0450
SERIES OF 2012

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A RESOLUTION

Accepting and approving the plat of Stapleton Central Park Blvd. Filing No. 1.

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:

North Parcel:

All of Tract A (Future R.O.W. for 46th Pl.) and a part of Block 1, Stapleton Filing No. 25 recorded at Reception Number 2008156086 in the Clerk and Recorder's Office of the City and County of Denver, together with a part of the Southwest Quarter of Section 15, a part of the Northeast Quarter of Section 21 and a part of the Northwest Quarter of Section 22, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

COMMENCING at the west quarter corner of said Section 22;

thence North 29°54'16" East a distance of 806.73 feet to a point on the southerly extension of the westerly line of Parcel 1 - North described at Reception Number 2009116903 in said Clerk and Recorder's Office and the **POINT OF BEGINNING**;

thence North 00°00'00" West, along said southerly extension and said westerly line of Parcel 1 - North and along the westerly line of Parcel 2 - North described at said Reception Number 2009116903, a distance of 859.79 feet to a point 14.00 feet southerly of the southeast corner of Parcel 6 - North described at said Reception Number 2009116903;

thence North 90°00'00" West, parallel with the southerly line of said Parcel 6 -North, a distance of 781.75 feet;

thence South 45°00'00" West a distance of 20.51 feet to the easterly line of Tract B (Future R.O.W. for Xenia St.), said Stapleton Filing No. 25;

thence North 00°00'00" West, along said easterly line of Tract B (Future R.O.W for Xenia St.), a distance of 13.50 feet to the northeast corner of said Tract B (Future R.O.W. for Xenia St.);

thence North 90°00'00" West, along the northerly line of said Tract B (Future R.O.W. for Xenia St.), a distance of 68.00 feet to the northwest corner of said Tract B (Future R.O.W. for Xenia St.);

thence South 00°00'00" East, along the westerly line of said Tract B (Future R.O.W. for Xenia St.), a distance of 13.50 feet;

thence North 45°00'00" West a distance of 20.51 feet;

thence North 90°00'00" West, parallel with the southerly line of said Tract A (Future R.O.W. for 46th Pl.), a distance of 439.40 feet;

thence South 45°00'00" West a distance of 14.14 feet to the westerly line of said Stapleton Filing No. 25;

thence North 00°00'00" West, along said westerly line of Stapleton Filing No. 25 and along the northerly extension of said westerly line of Stapleton Filing No. 25, a distance of 116.00 feet;

thence South 45°00'00" East a distance of 14.14 feet;

thence South 90°00'00" East a distance of 439.40 feet;

thence North 45°00'00" East a distance of 20.51 feet;

thence North 00°00'00" West a distance of 1.50 feet;

th

1 thence South 00°00'00" East a distance of 1.50 feet;
2 thence South 45°00'00" East a distance of 20.51 feet;
3 thence South 90°00'00" East a distance of 677.43 feet;
4 thence North 86°11'09" East a distance of 75.17 feet;
5 thence South 90°00'00" East a distance of 29.32 feet to the westerly line of Parcel 3 - North described at
6 said Reception Number 2009116903;

7
8 thence along the westerly lines of said Parcel 3 - North the following three (3) courses:

- 9 1. North 00°00'00" West a distance of 1156.50 feet;
- 10 2. North 07°49'45" West a distance of 189.56 feet;
- 11 3. along the arc of a curve to the right having a radius of 1,060.00 feet, a central angle of 05°56'50",
12 an arc length of 110.03 feet and whose chord bears North 04°51'20" West, a distance of 109.98 feet
13 to the northerly line of said Parcel 3 - North;

14
15 thence North 28°56'52" West a distance of 15.25 feet to the southerly line of Tract E, Stapleton Filing No.
16 14, recorded at Reception No. 2004244314, in said Clerk and Recorder's Office;

17
18 thence along said southerly line of Tract E the following two (2) courses:

- 19 1. along the arc of a curve to the right having a radius of 14.00 feet, a central angle of 84°59'54", an
20 arc length of 20.77 feet and whose chord bears South 47°30'03" East, a distance of 18.92 feet;
- 21 2. South 90°00'00" East a distance of 256.99 feet;

22
23 thence South 04°09'58" West a distance of 3.93 feet to the northeast corner of said Parcel 3 - North;

24
25 thence along the easterly lines of said Parcel 3 - North, Parcel 2 - North and Parcel 1 - North the following
26 five (5) courses:

- 27 1. South 04°09'58" West a distance of 185.47 feet;
- 28 2. South 11°10'20" West a distance of 75.68 feet;
- 29 3. South 00°00'00" East a distance of 2,031.31 feet;
- 30 4. South 45°07'52" East a distance of 75.08 feet;
- 31 5. South 00°00'00" East a distance of 60.67 feet to the most southerly southeast corner of said Parcel 1 -
32 North;

33
34 thence South 00°00'00" East a distance of 34.88 feet;

35 thence North 83°44'46" West a distance of 254.73 feet to the **POINT OF BEGINNING**.

36
37 Containing 631,684 square feet or 14.502 acres, more or less.

38
39 **Together with:**

40
41 **South Parcel:**

42 A part of the Southwest Quarter of Section 22, Township 3 South, Range 67 West of the Sixth Principal
43 Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

44
45 **COMMENCING** at the west quarter corner of said Section 22;

46 thence South 66°06'15" East a distance of 455.22 feet to a point on the northerly extension of the westerly
47 line of Parcel 1 - South described at Reception Number 2010034632 in the Clerk and Recorder's Office of
48 said City and County of Denver and the **POINT OF BEGINNING**;

49 thence South 87°16'20" East a distance of 239.45 feet;

50 thence South 87°16'20" East a distance of 239.45 feet to the **POINT OF BEGINNING**.
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1 - South described at Reception Number 2010034632;

2
3 thence along the easterly lines of said Parcel 1 - South and along the easterly line of Parcel 2 - South
4 described at said Reception Number 2010034632 the following three (3) courses:

- 5 1. South 00°00'00" East a distance of 45.83 feet;
- 6 2. South 45°00'00" West a distance of 95.01 feet;
- 7 3. South 00°00'00" East a distance of 488.10 feet to the northwest corner of Parcel 11 - South
8 described at said Reception Number 2010034632;

9
10 thence along the northerly lines of said Parcel 11 - South the following six (6) courses:

- 11 1. South 84°52'01" East a distance of 15.85 feet to a point of curvature;
- 12 2. along the arc of a curve to the right having a radius of 208.50 feet, a central angle of 08°06'35", an
13 arc length of 29.51 feet and whose chord bears South 80°48'44" East a distance of 29.49 feet to a
14 point of reverse curvature;
- 15 3. along the arc of a reverse curve to the left having a radius of 491.50 feet, a central angle of
16 08°06'35", an arc length of 69.57 feet, and whose chord bears South 80°48'44" East a distance of
17 69.51 feet;
- 18 4. South 84°52'01" East a distance of 85.35 feet;
- 19 5. South 77°31'42" East a distance of 133.09 feet;
- 20 6. South 84°52'01" East a distance of 66.63 feet to the northeast corner of said Parcel 11 - South;

21
22 thence South 84°52'01" East a distance of 50.01 feet to the northwest corner of Parcel 12 - South described
23 at said Reception Number 2010034632;

24 thence South 84°52'01" East, along the northerly line of said Parcel 12 - South and along the easterly
25 extension of said northerly line of Parcel 12 - South, a distance of 1464.65 feet to the northwest corner of
26 Tract A, (Future R.O.W. for 40th Ave.), Stapleton Filing No. 7, recorded at Reception Number
27 2007186151 in said Clerk and Recorder's Office;

28 thence South 05°08'45" West, along the westerly line of said Tract A, (Future R.O.W. for 40th Ave.), a
29 distance of 110.00 feet to the southwest corner of said Tract A;

30 thence North 84°52'01" West a distance of 352.50 feet to the southwest corner of a parcel of land described
31 at Reception Number 2007189975 in said Clerk and Recorder's Office and the southeast corner of said
32 Parcel 12-South;

33 thence North 84°52'01" West, along the southerly line of said Parcel 12 - South, a distance of 1098.77 feet;

34 thence North 86°31'31" West a distance of 449.24 feet to the southeast corner of said Parcel 2 - South;

35 thence North 84°52'01" West, along the southerly line of said Parcel 2 - South, a distance of 172.42 feet to
36 the southwest corner of said Parcel 2 - South and a point of non-tangent curvature;

37
38 thence along the westerly lines of said Parcel 2 - South and Parcel 1 - South and along said northerly
39 extension of the westerly line of Parcel 1 - South the following two (2) courses:

- 40 1. along the arc of a curve to the left having a radius of 676.00 feet, a central angle of 00°38'25", an
41 arc length of 7.55 feet and whose chord bears North 00°19'12" East, a distance of 7.55 feet;
- 42 2. North 00°00'00" West a distance of 767.80 feet to the **POINT OF BEGINNING**.

43
44 Containing 358,994 square feet or 8.241 acres, more or less.

45
46 propose to lay out, plat and subdivide said land, territory or real property into tracts, and have
47 submitted to the Council of the City and County of Denver a plat of such proposed subdivision under
48 the name and style aforesaid showing the adjacent streets and platted territory accompanied by a

1 certificate of title from the attorney for the City and County of Denver.

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

8 **NOW THEREFORE,**

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 Stapleton Central Park Blvd. Filing No. 1 be and the
14 same are hereby accepted by the Council of the City and County of Denver.

15 COMMITTEE APPROVAL DATE: June 7, 2012

16 MAYOR-COUNCIL DATE: June 12, 2012

17 PASSED BY THE COUNCIL: _____, 2012

18 _____ - PRESIDENT

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

23 PREPARED BY: Patrick A. Wheeler, Assistant City Attorney - DATE: June 14, 2012

24 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of the
25 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
26 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §
27 3.2.6 of the Charter.

28
29 Douglas J. Friednash, Denver City Attorney

30 BY: _____, Assistant City Attorney DATE: _____, 2012
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