

BY AUTHORITY

RESOLUTION NO. CR25-1178
SERIES OF 2025

COMMITTEE OF REFERENCE:
Transportation and Infrastructure

A RESOLUTION

Accepting and approving the plat of HIGH POINT SUBDIVISION FILING NO. 6.

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 1:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 3, 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 3, SAID POINT BEING THE
POINT OF BEGINNING;

THENCE ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3,
S00°29'06"W A DISTANCE OF 1410.41 FEET;

THENCE N89°31'42"W A DISTANCE OF 2646.34 FEET;

THENCE S00°40'12"W A DISTANCE OF 482.58 FEET TO A POINT ON THE NORTHERLY RIGHT-
OF-WAY LINE OF HIGH POINT BOULEVARD;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3)
CONSECUTIVE COURSES;

1) N89°19'48"W A DISTANCE OF 42.00 FEET;

2) THENCE 195.76 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING
A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 89°43'46", AND A CHORD WHICH BEARS
S45°32'05"W A DISTANCE OF 176.36 FEET TO A POINT OF REVERSE CURVATURE;

3) THENCE 550.57 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF
799.00 FEET, A CENTRAL ANGLE OF 39°28'53", AND A CHORD WHICH BEARS S70°39'31"W A
DISTANCE OF 539.75 FEET TO A POINT ON THE EASTERLY LINE OF TRACT F, WEST FORK
OPEN SPACE;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING FIFTEEN (15) CONSECUTIVE
COURSES;

1) N39°04'55"W A DISTANCE OF 77.00 FEET;

2) THENCE 20.60 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A

1 RADIUS OF 876.00 FEET, A CENTRAL ANGLE OF 01°20'51", AND A CHORD WHICH BEARS
2 S50°14'39"W A DISTANCE OF 20.60 FEET TO A POINT OF REVERSE CURVATURE;
3 3) THENCE 554.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF
4 235.00 FEET, A CENTRAL ANGLE OF 135°08'16", AND A CHORD WHICH BEARS N62°51'38"W A
5 DISTANCE OF 434.44 FEET TO A POINT OF REVERSE CURVATURE;
6 4) THENCE 438.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF
7 400.00 FEET, A CENTRAL ANGLE OF 62°45'30", AND A CHORD WHICH BEARS N26°40'15"W A
8 DISTANCE OF 416.56 FEET;
9 5) THENCE N58°03'00"W A DISTANCE OF 89.62 FEET TO A POINT OF CURVATURE;
10 6) THENCE 80.02 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF
11 80.00 FEET, A CENTRAL ANGLE OF 57°18'36", AND A CHORD WHICH BEARS N29°23'42"W A
12 DISTANCE OF 76.73 FEET;
13 7) THENCE N00°44'25"W A DISTANCE OF 235.61 FEET TO A POINT OF CURVATURE;
14 8) THENCE 169.52 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF
15 620.00 FEET, A CENTRAL ANGLE OF 15°39'56", AND A CHORD WHICH BEARS N08°34'23"W A
16 DISTANCE OF 168.99 FEET;
17 9) THENCE N16°24'21"W A DISTANCE OF 195.66 FEET TO A POINT OF CURVATURE;
18 10) THENCE 122.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF
19 155.00 FEET, A CENTRAL ANGLE OF 45°06'33", AND A CHORD WHICH BEARS N06°08'55"E A
20 DISTANCE OF 118.90 FEET;
21 11) THENCE N28°42'11"E A DISTANCE OF 258.32 FEET TO A POINT OF CURVATURE;
22 12) THENCE 263.18 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF
23 370.00 FEET, A CENTRAL ANGLE OF 40°45'16", AND A CHORD WHICH BEARS N08°19'34"E A
24 DISTANCE OF 257.67 FEET TO A POINT OF REVERSE CURVATURE;
25 13) THENCE 44.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF
26 50.00 FEET, A
27 CENTRAL ANGLE OF 51°05'26", AND A CHORD WHICH BEARS N13°29'39"E A DISTANCE OF
28 43.12 FEET TO A POINT OF REVERSE CURVATURE;
29 14) THENCE 151.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF
30 270.00 FEET, A CENTRAL ANGLE OF 32°09'25", AND A CHORD WHICH BEARS N22°57'39"E A
31 DISTANCE OF 149.55 FEET;
32 15) THENCE N06°52'57"E A DISTANCE OF 77.29 FEET TO A POINT ON THE NORTHERLY LINE
33 OF THE NORTHWEST QUARTER OF SAID SECTION 3;
34 THENCE ALONG NORTHERLY LINE, S89°54'36"E A DISTANCE OF 1282.45 FEET TO THE NORTH

1 QUARTER CORNER OF SAID SECTION 3;
2 THENCE ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3,
3 S89°56'18"E A DISTANCE OF 2641.92 FEET TO THE POINT OF BEGINNING.
4 EXCEPT ANY PORTION CONTAINED IN DEEDS TO THE CITY AND COUNTY OF DENVER
5 RECORDED DECEMBER 28, 2021 UNDER RECEPTION NOS. 2021235925 AND 2021235926.
6 BASIS OF BEARINGS
7 BEARINGS ARE BASED ON AN ASSUMED BEARING OF S89°54'36"E ALONG THE NORTHERLY
8 LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST
9 OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM
10 CAP PLS #20699 IN RANGE BOX AT THE NORTHWEST CORNER AND A FOUND 3-1/4"
11 ALUMINUM CAP PLS #25379 AT THE NORTH QUARTER CORNER.
12

13 PARCEL 2:

14 A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3
15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
16 DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
17 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE S18°35'23"E A
18 DISTANCE OF 2112.20 FEET TO THE NORTHWEST CORNER OF THE PARCEL OF LAND
19 RECORDED AT RECEPTION NO 2014118924 AND A POINT ON THE EASTERLY RIGHT-OF-WAY
20 LINE OF NORTH ARGONNE STREET, SAID POINT BEING THE POINT OF BEGINNING;
21 THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N00°46'58"E A DISTANCE OF 564.62
22 FEET TO THE SOUTHWESTERLY MOST CORNER OF PARCEL ONE RECORDED AT
23 RECEPTION NO. 2021235926; THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF
24 SAID PARCEL ONE THE FOLLOWING EIGHT (8) CONSECUTIVE COURSES:

- 25 1) N89°48'49"E A DISTANCE OF 100.00 FEET;
26 2) THENCE S00°46'58"W A DISTANCE OF 145.12 FEET;
27 3) THENCE 246.65 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF
28 250.00 FEET, A CENTRAL ANGLE OF 56°31'38", AND A CHORD WHICH BEARS S27°28'51"E A
29 DISTANCE OF 236.76 FEET;
30 4) THENCE S55°44'40"E A DISTANCE OF 27.50 FEET;
31 5) THENCE 147.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF
32 150.00 FEET, A CENTRAL ANGLE OF 56°31'46", AND A CHORD WHICH BEARS S27°28'47"E A
33 DISTANCE OF 142.06 FEET;
34 6) THENCE S00°47'06"W A DISTANCE OF 65.95 FEET;

1 7) THENCE N89°34'04"E A DISTANCE OF 40.82 FEET;
2 8) THENCE S00°54'55"W A DISTANCE OF 8.09 FEET TO A POINT ON THE NORTHERN LINE OF
3 SAID PARCEL RECORDED AT RECEPTION NO. 2014118924;
4 THENCE ALONG SAID NORTHERLY LINE, N89°04'51"W A DISTANCE OF 343.10 FEET TO THE
5 POINT OF BEGINNING.

6
7 ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

8 **BASIS OF BEARINGS**

9 BEARINGS ARE BASED ON THE WESTERLY LINE OF THE NORTHWEST QUARTER OF
10 SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY
11 AND COUNTY OF DENVER, STATE OF COLORADO ASSUMED TO BEAR S00°49'25" W AND
12 BEING MONUMENTED BY A FOUND 3-1/2" ALUMINUM CAP IN RANGE BOX PLS #20699 AT THE
13 NORTHWEST CORNER AND A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #27278 AT
14 THE WEST QUARTER CORNER.

15 SAID PARCELS CONTAIN 6,619,989 SQUARE FEET OR 151.97 ACRES, MORE OR LESS
16 propose to lay out, plat and subdivide said land, territory or real property into lots, blocks, and tracts
17 and have submitted to the Council of the City and County of Denver a plat of such proposed
18 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,
19 accompanied by a certificate of title from the attorney for the City and County of Denver; and
20 dedicating the streets, avenues, and easements and public utilities and cable television easements as
21 shown thereon; and

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

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

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

33 **Section 2.** That the said plat or map of HIGH POINT SUBDIVISION FILING NO. 6 and
34 dedicating to the City and County of Denver the streets, avenues, and easements and public utilities

1 and cable television easements as shown thereon, be and the same is hereby accepted by the Council
2 of the City and County of Denver.

3

4 COMMITTEE APPROVAL DATE: August 20, 2025 by Consent

5 MAYOR-COUNCIL DATE: August 26, 2025

6 PASSED BY THE COUNCIL: 09/08/2025

7 *Amund P. Sanderson* - PRESIDENT

8 ATTEST: _____ - CLERK AND RECORDER,
9 EX-OFFICIO CLERK OF THE
10 CITY AND COUNTY OF DENVER
11

12 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: August 28, 2025

13 Pursuant to section 13-9, D.R.M.C., this proposed resolution has been reviewed by the office of the
14 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
15 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to
16 § 3.2.6 of the Charter.

17

18 Katie J. McLoughlin, Interim City Attorney

19 BY: *Jonathan Griffin*, Assistant City Attorney DATE: 08/28/2025