

1 **BY AUTHORITY**

2 RESOLUTION NO. CR14-0006
3 SERIES OF 2014

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

4
5 **A RESOLUTION**

6 **Accepting and approving the plat of Stapleton Filing No. 41.**
7

8 **WHEREAS**, the property owners of the following described land, territory or real property
9 situate, lying and being in the City and County of Denver, State of Colorado, to wit:

10 A part of Tract A, Stapleton Filing No. 13 as recorded at Reception Number 2004204799 in the Clerk and Recorder’s
11 Office of the City and County of Denver; together with a part of the West Half of Section 15 and a part of the
12 Northeast Quarter of Section 16, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County
13 of Denver, State of Colorado, more particularly described as follows:

14 **COMMENCING** at the Northwest Corner of said Section 15;

15
16
17 thence South 00°24’42” East, along the west line of the Northwest Quarter of said Section 15, a distance of 80.50 feet
18 to the southwest corner of ROW Parcel TK-10 described at Reception Number 2010075691 in said Clerk and
19 Recorder’s Office and the **POINT OF BEGINNING**;

20
21 thence along the southerly line of said ROW Parcel TK-10 the following four (4) courses;

- 22 1. North 89°29’45” East a distance of 644.67 feet;
- 23 2. North 00°30’15” West a distance of 5.00 feet;
- 24 3. North 89°29’45” East a distance of 251.54 feet to the northwest corner of TK-10C (LA-10C) described
25 at Reception Number 2010075675 in said Clerk and Recorder’s Office;
- 26 4. North 89°29’45” East, also being the northerly line of said TK-10C (LA-10C), a distance of 346.92 feet;
- 27

28 thence South 00°00’54” West a distance of 33.00 feet to the northeast corner of a parcel of land described at Reception
29 Number 2013073936 in said Clerk and Recorder’s Office;

30
31 thence along the easterly and southerly lines of said parcel of land described at Reception Number 2013073936 the
32 following seven (7) courses;

- 33 1. South 00°00’54” West a distance of 126.41 feet;
- 34 2. South 00°41’03” West a distance of 53.68 feet to a point of non-tangent curve;
- 35 3. along the arc of a curve to the right having a radius of 1395.27 feet, a central angle of 24°39’27”, an
36 arc length of 600.46 feet and whose chord bears South 11°22’55” West a distance of 595.84 feet to
37 a point of compound non-tangent curve;
- 38 4. along the arc of a curve to the right having a radius of 111.50 feet, a central angle of 82°33’17”, an
39 arc length of 160.65 feet and whose chord bears South 65°45’37” West a distance of 147.11 feet;
- 40 5. North 71°40’20” West a distance of 143.00 feet to a point of non-tangent curve;
- 41 6. along the arc of a curve to the left having a radius of 439.51 feet, a central angle of 50°12’26”, an arc
42 length of 385.13 feet and whose chord bears South 82°26’51” West a distance of 372.93 feet to a
43 point of non-tangent reverse curve;
- 44 7. along the arc of a curve to the right having a radius of 1422.00 feet, a central angle of 12°21’31”, an
45 arc length of 306.72 feet and whose chord bears South 63°35’08” West a distance of 306.13 feet to
46 the southeast corner of said parcel of land described at Reception Number 2013073936;
- 47

48 thence South 21°28’40” East a distance of 907.54 feet to a point of curve;

49 thence along the arc of a curve to the right having a radius of 1666.50 feet, a central angle of 21°28’40”, an arc length

1 of 624.70 feet and whose chord bears South 10°44'20" East a distance of 621.05 feet;
2 thence South 00°00'00" East a distance of 246.18 feet to the northeast corner of Tract J (Future ROW for Central Park
3 Blvd.) of Stapleton Filing No. 42 as recorded at Reception Number 2013117926 in said Clerk and Recorder's Office;
4 thence North 90°00'00" West, along the northerly line of said Tract J (Future ROW for Central Park Blvd.), a distance
5 of 133.00 feet to the northwest corner of said Tract J (Future ROW for Central Park Blvd.);
6 thence North 00°00'00" East a distance of 246.18 feet to a point of curve;
7 thence along the arc of a curve to the left having a radius of 1533.50 feet, a central angle of 21°28'40", an arc length of
8 574.85 feet and whose chord bears North 10°44'20" West a distance of 571.49 feet;
9 thence North 21°28'40" West a distance of 974.89 feet to a point of curve;
10 thence along the arc of a curve to the right having a radius of 845.00 feet, a central angle of 21°28'40", an arc length of
11 316.76 feet and whose chord bears North 10°44'20" West a distance of 314.90 feet;
12 thence North 00°00'00" East a distance of 638.03 feet;
13 thence North 13°44'37" West a distance of 21.10 feet to the southerly line of ROW Parcel TK-8 described at said
14 Reception Number 2010075691;
15 thence North 89°39'15" East, along said southerly line of ROW Parcel TK-8, a distance of 1.09 feet to the southeast
16 corner of said ROW Parcel TK-8 and the **POINT OF BEGINNING**.

17
18 Containing 1,281,759 square feet or 29.425 acres, more or less.

19
20 propose to lay out, plat and subdivide said land, territory or real property into a block, a lot and a
21 tract, and have submitted to the Council of the City and County of Denver a plat of such proposed
22 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,
23 accompanied by a certificate of title from the attorney for the City and County of Denver.

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

30 **NOW THEREFORE,**

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 real
33 property has been platted in strict conformity with the requirements of the Charter of the City and
34 County of Denver.

35 **Section 2.** That the said plat or map of Stapleton Filing No. 41 be and the same are hereby
36 accepted by the Council of the City and County of Denver.

37
38

1 COMMITTEE APPROVAL DATE: January 9, 2014

2 MAYOR-COUNCIL DATE: January 14, 2014

3 PASSED BY THE COUNCIL: _____, 2014

4 _____ - PRESIDENT

5 ATTEST: _____ - CLERK AND RECORDER,
6 EX-OFFICIO CLERK OF THE
7 CITY AND COUNTY OF DENVER
8

9 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: January 16, 2014

10 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of
11 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
12 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §
13 3.2.6 of the Charter.
14

15 D. Scott Martinez, Denver City Attorney

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17 BY: _____, Assistant City Attorney DATE: _____, 2014