

BY AUTHORITY

RESOLUTION NO. CR14-0348
SERIES OF 2014

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A RESOLUTION

Accepting and approving the plat of South Sloan's Lake Subdivision 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:

PARCEL A

A PARCEL OF LAND BEING BLOCKS 2, 3, 4 AND 5, BOULEVARD ADDITION TO THE CITY OF DENVER AND THE VACATED ALLEY WITHIN SAID BLOCK, BLOCK 2, GAVIN ADDITION, VACATED RIGHT-OF-WAY OF W. 17TH AVE., VACATED RIGHT-OF-WAY OF W. CONEJOS PL., VACATED W. 16TH AVE., VACATED RALEIGH ST., VACATED QUITMAN ST. AND UNPLATTED LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 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 THE OF SAID SECTION 31, THENCE S65°34'01"E A DISTANCE OF 3246.88 FEET TO THE NORTHWEST CORNER OF VACATED RIGHT-OF-WAY OF W. 17TH AVE. RECORDED _____ AT RECEPTION NO. _____ AND THE POINT OF

BEGINNING;

THENCE ALONG THE NORTHERLY LINE OF SAID VACATED RIGHT-OF-WAY N89°49'41"E A DISTANCE OF 921.68 FEET TO THE NORTHEAST CORNER OF SAID VACATED RIGHT-OF-WAY AND THE WESTERLY RIGHT-OF-WAY LINE OF PERRY ST. EXTENDED;

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

- 1.) S00°13'32"E A DISTANCE OF 411.41 FEET;
- 2.) THENCE N89°48'36"E A DISTANCE OF 6.21 FEET;
- 3.) THENCE S00°18'32"E A DISTANCE OF 410.52 FEET TO POINT ON THE SOUTHERLY LINE OF VACATED RIGHT-OF-WAY OF W. CONEJOS PL.;

THENCE S89°47'53"W A DISTANCE OF 662.72 FEET;

THENCE S00°18'32"E A DISTANCE OF 2.00 FEET;

THENCE S89°47'53"W A DISTANCE OF 264.50 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE EXTENDED OF STUART ST.;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N00°18'49"W A DISTANCE OF 824.41 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 17.458 ACRES (760,452 SQ. FT.), MORE OR LESS.

PARCEL B

A PARCEL OF LAND BEING BLOCK 1, BOULEVARD ADDITION TO THE CITY OF DENVER, VACATED RIGHT-OF-WAY OF W. CONEJOS PL. AND THE VACATED 16 FOOT ALLEY IN SAID BLOCK 1, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31, THENCE N89°01'21"E A DISTANCE OF 2945.94 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 1, BOULEVARD ADDITION TO THE CITY OF DENVER AND THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 1, N00°18'49"W A DISTANCE OF 356.21 FEET TO THE NORTHWEST CORNER OF VACATED W. CONEJOS PL. RECORDED _____ AT

1 RECEPTION NO. _____; THENCE ALONG THE NORTHERLY LINE SAID VACATED RIGHT-OF-
2 WAY, N89°47'53"E A DISTANCE OF 270.02 FEET TO THE NORTHEAST CORNER OF SAID VACATED RIGHT-OF-
3 WAY;
4 THENCE ALONG THE EASTERLY LINE OF SAID BLOCK 1, S00°18'38" E A DISTANCE OF 356.18 FEET TO THE
5 SOUTHEAST CORNER OF SAID BLOCK 1;
6 THENCE ALONG THE SOUTHERLY LINE OF SAID BLOCK 1, S89°47'33"W A DISTANCE OF 270.00 FEET TO THE
7 POINT OF BEGINNING.

8
9 SAID PARCEL CONTAINS 2.208 ACRES (96,178 SQ. FT.), MORE OR LESS.
10

11 propose to lay out, plat and subdivide said land, territory or real property into blocks, lots and
12 tracts, and have submitted to the Council of the City and County of Denver a plat of such proposed
13 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,
14 accompanied by a certificate of title from the attorney for the City and County of Denver; and
15 dedicating the street, wastewater easements and other public places as shown thereon.

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

22 **NOW THEREFORE,**

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

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

27 **Section 2.** That the said plat or map of South Sloan's Lake subdivision Filing No. 1 and
28 dedicating to the City and County of Denver the street, wastewater easements and other public
29 places, as shown thereon, be and the same are hereby accepted by the Council of the City and
30 County of Denver.

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1 COMMITTEE APPROVAL DATE: April 24, 2014 by consent
2 MAYOR-COUNCIL DATE: April 29, 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: May 8, 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

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