

BY AUTHORITY

RESOLUTION NO. CR12-0886
SERIES OF 2012

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A RESOLUTION

Accepting and approving the plat of Stapleton Central Park Blvd. Filing No. 2.

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:

A part of the Southeast Quarter of Section 21 and a part of the Southwest 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 southeast corner of said Section 21;
thence North 19°34'51" West a distance of 649.23 feet to the most easterly southwest corner of Parcel 5 -
South described at Reception Number 2010125042 in the Clerk and Recorder's Office of said City and
County of Denver and the northerly right-of-way line of the Union Pacific Railroad, as shown on the
Roydale to Denver Map, C.E. Drawing 80430 and the **POINT OF BEGINNING**;
thence North 84°51'15" West, along said northerly right-of-way line of the Union Pacific Railroad, a
distance of 497.11 feet to the southwest corner of Parcel 14 - South described at Reception Number
2010125044 in said Clerk and Recorder's Office;

thence along the northwesterly lines of said Parcel 14 - South described at Reception Number
2010125044, Parcel 13 - South described at said Reception Number 2010125044, said Parcel 5 - South
described at Reception Number 2010125042, Parcel 4 - South described at 2010034632 and Parcel 3 -
South described at said Reception Number 2010125042 (all recorded in said Clerk and Recorder's Office)
the following three (3) courses:

1. North 55°04'34" East a distance of 957.38 feet;
2. North 67°45'37" East a distance of 202.55 feet to a point of non-tangent curve;
3. along the arc of said non-tangent curve to the left having a radius of 676.00 feet, a central angle of
37°26'22", an arc length of 441.73 feet and whose chord bears North 19°21'36" East a distance of
433.91 feet to the southwest corner of Tract B (Future R.O.W. for Central Park Blvd.), Stapleton
Central Park Blvd. Filing No. 1, recorded at Reception Number 2012082116 in said Clerk and
Recorder's Office;

thence South 84°52'01" East, along the southerly line of said Tract B (Future R.O.W. for Central Park
Blvd.), a distance of 172.42 feet to the northeast corner of said Parcel 3 - South described at Reception
Number 2010125042 and a point of non-tangent curve;

thence along the southeasterly lines of said Parcel 3 - South described at Reception Number
2010125042, said Parcel 4 - South described at Reception Number 2010034632 and said Parcel 5 -
South described at Reception Number 2010125042 the following three (3) courses:

1. along the arc of said non-tangent curve to the right having a radius of 848.00 feet, a central angle
of 30°24'41", an arc length of 450.10 feet and whose chord bears South 16°45'31" West a distance of
444.83 feet;
2. South 31°57'51" West a distance of 361.91 feet;
3. South 55°04'34" West a distance of 576.95 feet to the **POINT OF BEGINNING**.

Containing 385,568 square feet or 8.851 acres, more or less.

Together with:

A part of Tract BR and a part of Lot 1, Block 1, Stapleton Filing No. 18, recorded at Reception Number 2006167967 in the Clerk and Recorder's Office of the City and County of Denver, together with a part of the Southeast Quarter of Section 21 and a part of the Northeast Quarter of Section 28, 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 southeast corner of said Section 21;
thence North 72°07'58" West a distance of 861.45 feet to the southerly right-of-way line of the Union Pacific Railroad, as shown on the Roydale to Denver Map, C.E. Drawing 80430 and the **POINT OF BEGINNING**;
thence South 55°04'34" West a distance of 534.26 feet;
thence South 70°58'15" West a distance of 98.02 feet to a point of non-tangent curve on the westerly line of said Stapleton Filing No. 18;

thence along said westerly line of Stapleton Filing No. 18 the following two (2) courses:

1. along the arc of said non-tangent curve to the left having a radius of 687.00 feet, a central angle of 44°42'35", an arc length of 536.09 feet and whose chord bears South 22°21'18" West, a distance of 522.59 feet;
2. South 00°00'00" East a distance of 86.47 feet;

thence South 11°18'36" East a distance of 35.35 feet to the northerly line of Tract C (36th Ave. dedicated by Resolution No. 13 Series of 2011) said Stapleton Filing No. 18;

thence along said northerly line of Tract C (36th Ave. dedicated by Resolution No. 13 Series of 2011) the following three (3) courses:

1. North 90°00'00" West a distance of 6.93 feet;
2. North 00°00'00" West a distance of 11.00 feet;
3. North 90°00'00" West a distance of 141.00 feet;

thence North 00°00'00" East a distance of 130.15 feet to a point of curve;

thence along the arc of said curve to the right having a radius of 700.00 feet, a central angle of 37°04'13", an arc length of 452.90 feet, and whose chord bears North 18°32'07" East a distance of 445.04 feet to the southeast corner of a parcel of land described at Reception Number 2010086392 in said Clerk and Recorder's Office;

thence along the easterly lines of said parcel of land described at Reception Number 2010086392 the following three (3) courses;

1. along the arc of a curve to the right having a radius of 700.00 feet, a central angle of 08°15'11", an arc length of 100.83 feet and whose chord bears North 41°11'48" East a distance of 100.74 feet;
2. North 45°19'24" East a distance of 308.01 feet;
3. North 39°46'57" East a distance of 153.43 feet to said southerly right-of-way line of the Union Pacific Railroad;

thence South 84°51'15" East, along said southerly right-of-way line a distance of 346.84 feet to the **POINT OF BEGINNING**.

Containing 190,022 square feet or 4.362 acres more or less.

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

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

7 **NOW THEREFORE,**

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

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

12 **Section 2.** That the said plat or map of Stapleton Central Park Blvd. Filing No. 2 be and the
13 same are hereby accepted by the Council of the City and County of Denver.

14 COMMITTEE APPROVAL DATE: November 15, 2012 by consent

15 MAYOR-COUNCIL DATE: November 20, 2012

16 PASSED BY THE COUNCIL: _____, 2012

17 _____ - PRESIDENT

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

22 PREPARED BY: Patrick A. Wheeler, Assistant City Attorney - DATE: November 21, 2012

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

27
28 Douglas J. Friednash, Denver City Attorney

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