

1 **BY AUTHORITY**

2 RESOLUTION NO. CR18-0044  
3 SERIES OF 2018

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Accepting and approving the plat of Denver International Business Center Filing No. 7**

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

8 A PARCEL OF LAND LOCATED IN THE EAST ONE-HALF OF SECTION 4, TOWNSHIP 3  
9 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF  
10 DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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12 BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4,  
13 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED  
14 BY 3 1/4" ALUMINUM CAP IN RANGE BOX STAMPED LS 27278 AT THE EAST END AND BY 3  
15 1/4" ALUMINUM CAP STAMPED LS 20699 AT THE WEST OF SAID LINE, CONSIDERED TO  
16 BEAR N89°51'30"W A DISTANCE OF 2,648.19 FEET.

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18 COMMENCING AT THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE  
19 66 WEST OF THE 6TH PRINCIPAL MERIDIAN:

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21 THENCE ON THE EAST LINE OF SAID SECTION 4, N00°40'10"E A DISTANCE OF 89.12 FEET;

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23 THENCE N89°19'50"W A DISTANCE OF 70.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-  
24 OF-WAY LINE OF EAST 64<sup>TH</sup> AVENUE, SAID POINT BEING THE POINT OF BEGINNING:

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26 THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

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28 1. S45°23'41"W A DISTANCE OF 35.17 FEET;  
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30 2. N89°51'30"W A DISTANCE OF 505.59 FEET;  
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32 3. S00°08'30"W A DISTANCE OF 35.00 FEET;  
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34 4. N89°51'30"W A DISTANCE OF 135.75 FEET;

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36 THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING  
37 SEVENTEEN (17) COURSES:

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39 1. N00°08'30" E A DISTANCE OF 36.00 FEET;  
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41 2. S89°51'30" E A DISTANCE OF 34.41 FEET;  
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43 3. N00°40'10"E A DISTANCE OF 556.49 FEET;

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4. N77°30'07"W A DISTANCE OF 15.37 FEET;

5. N89°52'48"W A DISTANCE OF 6.01 FEET;

6. N00°07'12"E A DISTANCE ON 68.00 FEET;

7. S89°52'48"E A DISTANCE OF 6.54 FEET;

8. N77°13'57"E A DISTANCE OF 15.60 FEET;

9. N00°40'10"E A DISTANCE OF 601.12 FEET;

10. N77°21'30"W A DISTANCE OF 15.39 FEET;

11. N89°51'30"W A DISTANCE OF 6.00 FEET;

12. N00°08'30"E A DISTANCE OF 27.50 FEET;

13. N89°51'30"W A DISTANCE OF 306.65 FEET;

14. N48°43'47"W A DISTANCE OF 36.75 FEET;

15. N89°53'56"W A DISTANCE OF 229.18 FEET;

16. N00°23'19"E A DISTANCE OF 311.47 FEET;

17. S89°37'40"E A DISTANCE OF 51.69 FEET, TO A POINT ON THE SOUTHERLY LINE OF DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 5, RECORDED UNDER RECEPTION NO. 2015112451 IN THE OFFICES OF THE DENVER COUNTY CLERK AND RECORDER;

THENCE ON SAID SOUTHERLY LINE, THE FOLLOWING THREE (3) COURSES:

1. S36°21'26"E A DISTANCE OF 259.96 FEET, TO A POINT OF CURVE;

2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 53°30'04" AND AN ARC LENGTH OF 233.44 FEET, TO A POINT OF TANGENT;

3. S89°51'30"E A DISTANCE OF 808.13 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TOWER ROAD, SAID LINE BEING 70.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°40'10"W A DISTANCE OF 1264.46 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 883,898 SQUARE FEET OR 20.2915 ACRES

1 propose to lay out, plat and subdivide said land, territory or real property into blocks, lots and tracts,  
2 and have submitted to the Council of the City and County of Denver a plat of such proposed  
3 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,  
4 accompanied by a certificate of title from the attorney for the City and County of Denver; and  
5 dedicating the streets, avenues, wastewater easements, public utilities and telecommunication  
6 companies easements as shown thereon; and

7 **WHEREAS**, said subdivision was surveyed by or under the direction of the City Engineer of  
8 the City and County of Denver and said City Engineer has certified as to the accuracy of said survey  
9 and said plat or map and their conformity with the requirements of Chapter 49, Article III of the  
10 Revised Municipal Code of the City and County of Denver, and said plat has been approved by the  
11 City Engineer, the Executive Director of Community Planning and Development, the Executive  
12 Director of Public Works and the Executive Director of Parks and Recreation;

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

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

17 **Section 2.** That the said plat or map of Denver International Business Center Filing No. 7,  
18 and dedicating to the City and County of Denver streets, avenues, wastewater easements, public  
19 utilities and telecommunication companies easements, as shown thereon, be and the same are  
20 hereby accepted by the Council of the City and County of Denver.

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1 COMMITTEE APPROVAL DATE: January 16, 2018 by Consent

2 MAYOR-COUNCIL DATE: January 23, 2018

3 PASSED BY THE COUNCIL: January 29, 2018

4 *Alan Bork* - 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 25, 2018

10 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of the  
11 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.

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15 Kristin M. Bronson, Denver City Attorney

16 BY: *Kristin M. Bronson*, Assistant City Attorney DATE: Jan 24, 2018