

BY AUTHORITY

RESOLUTION NO. CR13-0241
SERIES OF 2013

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A RESOLUTION

Accepting and approving the plat of Belleview Station Filing No. 3.

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 PARCEL OF LAND BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 8 BEARS S89°34'48"W A DISTANCE OF 2639.53 FEET;

THENCE N02°32'52"W A DISTANCE OF 1010.70' FEET TO THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 9500051274, RECORDED MAY 5, 1995 IN THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING.

THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID RECEPTION NO. 9500051274 THE FOLLOWING TWO (2) COURSES:

1. S89°34'48"W A DISTANCE OF 320.00 FEET;
2. THENCE S00°16'51"E A DISTANCE OF 65.95 FEET TO THE EASTERLY LINE OF TRACT B AS SHOWN ON BELLEVIEW STATION FILING NO. 2, A PLAT RECORDED JULY 24, 2009 AT RECEPTION NO. 2009095677 IN THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER;

THENCE ALONG THE EASTERLY, SOUTHERLY AND WESTERLY LINES OF SAID TRACT B THE FOLLOWING FIVE (5) COURSES:

1. S00°16'51"E A DISTANCE OF 369.21 FEET;
2. THENCE S89°45'36"W A DISTANCE OF 54.49 FEET;
3. THENCE N00°16'51"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 268.20 FEET;
4. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 27°54'32", A RADIUS OF 316.00 FEET, A CHORD BEARING N14°14'07"W A DISTANCE OF 152.41 FEET, AND AN ARC DISTANCE OF 153.92 FEET;
5. THENCE N28°11'23"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 78.84 FEET TO THE SOUTHERLY LINE OF TRACT A AS SHOWN ON SAID BELLEVIEW STATION FILING NO. 2;

1 THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID TRACT A THE
2 FOLLOWING THREE (3) COURSES:

3
4 1. S61°48'37"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 58.80
5 FEET;

6
7 2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF
8 23°03'48", A RADIUS OF 388.00 FEET, A CHORD BEARING S73°20'31"W A DISTANCE OF 155.13
9 FEET, AND AN ARC DISTANCE OF 156.18 FEET;

10
11 3. THENCE N01°12'35"W NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE
12 OF 76.22 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF LAYTON AVE. AS SHOWN ON
13 SAID BELLEVIEW STATION FILING NO. 2;

14
15 THENCE N86°10'47"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 21.77
16 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF S. NEWPORT ST. AS SHOWN ON SAID
17 BELLEVIEW STATION FILING NO. 2;

18
19 THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4)
20 COURSES:

21
22 1. N07°11'54"W A DISTANCE OF 60.52 FEET;

23
24 2. THENCE N03°13'28"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE
25 OF 236.88 FEET;

26
27 3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF
28 34°19'11", A RADIUS OF 85.50 FEET, A CHORD BEARING N13°56'07"E A DISTANCE OF 50.45
29 FEET, AND AN ARC DISTANCE OF 51.21 FEET;

30
31 4. THENCE N13°57'11"E NON-TANGENT WITH THE LAST AND FOLLOWING DESCRIBED
32 CURVES A DISTANCE OF 12.55 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF UNION
33 AVENUE AS RECORDED JUNE 26, 1992 AT RECEPTION NO. R-92-0071135 ORDINANCE NO.
34 560, SERIES OF 1992 IN THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND
35 RECORDER;

36
37 THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINES OF SAID UNION AVENUE THE
38 FOLLOWING TWO (2) COURSES:

39
40 1. ALONG THE ARC OF A CURVE TO THE RIGHT TANGENT WITH THE FOLLOWING
41 DESCRIBED CURVE, HAVING A CENTRAL ANGLE OF 37°34'19", A RADIUS OF 90.00 FEET, A
42 CHORD BEARING N57°32'12"E A DISTANCE OF 57.97 FEET, AND AN ARC DISTANCE OF 59.02
43 FEET;

44
45 2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF
46 7°28'43", A RADIUS OF 2804.79 FEET, A CHORD BEARING N80°03'42"E A DISTANCE OF 365.84
47 FEET, AND AN ARC DISTANCE OF 366.10 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF
48 COLORADO DEPARTMENT OF TRANSPORTATION PARCEL NO. 323 REVISION 2 DESCRIBED
49 AT RECEPTION NO. 2006126947 RECORDED IN THE OFFICE OF THE CITY AND COUNTY OF
50 DENVER CLERK AND RECORDER;

1 THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINES OF SAID RECEPTION NO.
2 2006126947 THE FOLLOWING THREE (3) COURSES:

- 3
- 4 1. S54°57'08"E NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 27.96
5 FEET;
- 6
- 7 2. THENCE S24°26'56"E A DISTANCE OF 220.44 FEET;
- 8
- 9 3. THENCE S28°11'16"E A DISTANCE OF 327.10 FEET TO THE POINT OF BEGINNING.

10 THE ABOVE DESCRIBED PARCEL CONTAINS 6.633 ACRES, (288,950 SQ. FT.) MORE OR LESS.

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

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

24 **NOW THEREFORE,**

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

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

29 **Section 2.** That the said plat or map of Belleview Station Filing No. 3 and dedicating to the
30 City and County of Denver the streets, avenues, storm sewer easements, and other public places,
31 as shown thereon, be and the same are hereby accepted by the Council of the City and County of
32 Denver.

33

34

1 COMMITTEE APPROVAL DATE: April 11, 2013 by consent

2 MAYOR-COUNCIL DATE: April 16, 2013

3 PASSED BY THE COUNCIL: _____, 2013

4 _____ - PRESIDENT

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

9 PREPARED BY: Patrick A. Wheeler, Assistant City Attorney DATE: April 18, 2013

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.

14
15 Douglas J. Friednash, Denver City Attorney

16
17 BY: _____, Assistant City Attorney DATE: _____, 2013