

1 **BY AUTHORITY**

2 RESOLUTION NO. CR17-1169  
3 SERIES OF 2017

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Accepting and approving the subdivision plat of Stapleton Filing No. 55.**

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

8 A part of the Northwest Quarter of Section 22, Township 3 South, Range 67 West of the Sixth  
9 Principal Meridian, City and County of Denver, State of Colorado, more particularly described as  
10 follows:

11  
12 **COMMENCING** at the Northwest corner of said Section 22;  
13 thence South 31°48'38" East a distance of 1165.68 feet to the northwest corner of Tract A (Future  
14 R.O.W. for 46<sup>th</sup> Pl.) Stapleton Filing No. 39 as recorded at Reception Number 2013008622 in the  
15 Clerk and Recorder's Office of said City and County of Denver, also being a point on the easterly  
16 line of Tract A (Future R.O.W. for Central Park Blvd.) Stapleton Central Park Blvd. Filing No. 1 as  
17 recorded at Reception Number 2012082116 in said Clerk and Recorder's Office and the **POINT**  
18 **OF BEGINNING**;

19  
20 thence North 00°00'00" East, along said easterly line of Tract A (Future R.O.W. for Central Park  
21 Blvd.) Stapleton Central Park Blvd. Filing No. 1, a distance of 511.73 feet;

22  
23 thence North 90°00'00" East a distance of 128.62 feet;  
24 thence South 85°14'11" East a distance of 240.83 feet;  
25 thence North 90°00'00" East a distance of 43.99 feet;  
26 thence North 78°41'24" East a distance of 9.82 feet;  
27 thence North 11°18'36" East a distance of 9.82 feet;  
28 thence North 00°00'00" East a distance of 4.95 feet;  
29 thence North 90°00'00" East a distance of 68.00 feet;  
30 thence South 00°00'00" East a distance of 4.95 feet;  
31 thence South 11°18'36" East a distance of 9.82 feet;  
32 thence South 78°41'24" East a distance of 9.82 feet;  
33 thence North 90°00'00" East a distance of 4.95 feet;  
34 thence South 00°00'00" East a distance of 68.00 feet;  
35 thence North 90°00'00" West a distance of 4.95 feet;  
36 thence South 78°41'24" West a distance of 9.82 feet;  
37 thence South 11°18'36" West a distance of 9.82 feet;  
38 thence South 00°00'00" East a distance of 414.63 feet to the northeast corner of Tract B (Future  
39 R.O.W. for Beeler Ct.) of said Stapleton Filing No. 39;

40  
41 thence along the northerly line of said Stapleton Filing No. 39 the following seven (7) courses:

- 42 1.) North 90°00'00" West a distance of 68.00 feet;  
43 2.) South 00°00'00" East a distance of 5.00 feet;  
44 3.) South 11°18'36" West a distance of 9.82 feet;

- 1 4.) South 78°41'24" West a distance of 9.82 feet;
- 2 5.) North 90°00'00" West a distance of 39.46 feet;
- 3 6.) North 86°11'09" West a distance of 285.63 feet;
- 4 7.) North 90°00'00" West a distance of 88.15 feet to the **POINT OF BEGINNING.**

5  
6 Containing 253,114 square feet or 5.811 acres, more or less.

7  
8 **BASIS OF BEARINGS:** Bearings are based on the west line of the Northwest Quarter of Section  
9 22, Township 3 South, Range 67 West of the Sixth Principal Meridian, said west line bearing North  
10 00°15'53" West, based on NAD 83/92 Colorado State Plane Central Zone Coordinates and as  
11 marked by a found 3-1/4" aluminum cap stamped: AECOM PLS 20683 at the Northwest Corner of  
12 said Section 22 and by a found 2-1/2" aluminum cap Stamped: PLS 35597 at the West Quarter  
13 Corner of said Section 22

14  
15 propose to lay out, plat and subdivide said land, territory or real property into a block, a lot and tracts,  
16 and have submitted to the Council of the City and County of Denver a plat of such proposed  
17 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,  
18 accompanied by a certificate of title from the attorney for the City and County of Denver;

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

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 subdivision plat or map of Stapleton Filing No. 55 be and the same  
30 are hereby accepted by the Council of the City and County of Denver.

31  
32 **REMAINDER OF PAGE INTENTIONALLY BLANK**

1 COMMITTEE APPROVAL DATE: October 24, 2017 by Consent

2 MAYOR-COUNCIL DATE: October 31, 2017

3 PASSED BY THE COUNCIL: \_\_\_\_\_

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: November 2, 2017

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 Kristin M. Bronson, Denver City Attorney

16 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_