

1 **BY AUTHORITY**

2 RESOLUTION NO. CR15-0997
3 SERIES OF 2016

COMMITTEE OF REFERENCE:
Infrastructure & Culture

4 **A RESOLUTION**

5 **Laying out, opening, and establishing certain real property as part of the City**
6 **street system parcels of land as Peoria Crossing near its intersection with 38th**
7 **Avenue.**

8
9 **WHEREAS**, the Executive Director of Public Works of the City and County of Denver has
10 found and determined that the public use, convenience, and necessity require the laying out,
11 opening, and establishing as public streets designated as part of the system of thoroughfares of
12 the municipality those portions of real property hereinafter more particularly described and, subject
13 to approval by resolution has laid out, opened, and established the same as a public street;

14 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY AND COUNTY**
15 **OF DENVER:**

16
17 **Section 1.** That the action of the Executive Director of Public Works in laying out,
18 opening, and establishing as part of the system of thoroughfares of the municipality the following
19 described portion of real property situate, lying, and being in the City and County of Denver, State
20 of Colorado, to wit:

21 **PARCEL DESCRIPTION ROW # 2015-DEDICATION-0000115-001:**
22

23 A tract or parcel of land No. ROW-6 of the City and County of Denver, State of Colorado, containing 20,435
24 sq. ft. (0.469 acres) of land, more or less, being portions of those parcels of land described in Reception
25 Numbers 2013036771, 2013069089 and 2013020766, all recorded in the City and County of Denver Clerk
26 and Recorder's Office, and lying in the SE 1/4 of the SE 1/4 of Section 23, Township 3 South, Range 67
27 West, of the 6th Principal Meridian, in said City and County of Denver, said tract or parcel of land being
28 more particularly described as follows:

29
30 **COMMENCING** at the SE corner of said Section 23, (Whence the W 1/4 corner of Section 25, Township 3
31 South, Range 67 West, of the 6th Principal Meridian bears S 00°35'37" E, a distance of 2,649.21 feet);
32 Thence N 53°39'47" W, a distance of 279.77 feet, to a point on the west line of said Reception Number
33 2013036771, being the **POINT OF BEGINNING**;

- 34
35 1. Thence N 89°55'37" E, a distance of 25.53 feet;
36 2. Thence on a curve to the left having a radius of 80.42 feet, a central angle of 25°24'33", an arc
37 length of 35.66 feet, with a chord bearing of N 77°13'20" E, a distance of 35.37 feet;
38 3. Thence N 29°13'40" E, a distance of 26.53 feet;
39 4. Thence S 82°10'31" E, a distance of 7.07 feet;
40 5. Thence N 13°56'44" E, a distance of 65.86 feet;
41 6. Thence N 14°43'45" E, a distance of 70.27 feet;

- 1 7. Thence N 12°18'19" E, a distance of 102.30 feet;
- 2 8. Thence N 22°56'11" E, a distance of 27.08 feet, to a point on the north line of said Reception
- 3 Number 2013020766;
- 4 9. Thence along said north line of Reception Number 2013020766, N 89°54'30" E, a distance of 28.40
- 5 feet, to the northeast corner of said Reception Number 2013020766;
- 6 10. Thence along the east lines of said Reception Numbers 2013036771, 2013069089, and
- 7 2013020766, S 00°06'49" E, a distance of 262.74 feet;
- 8 11. Thence along the southeasterly line of said Reception Number 2013036771, on a curve to the right
- 9 having a radius of 30.00 feet, a central angle of 90°00'00", an arc length of 47.12 feet, with a chord
- 10 bearing of S 44°53'11" W, a distance of 42.43 feet;
- 11 12. Thence along the south line of said Reception Number 2013036771, S 89°53'11" W, a distance of
- 12 145.04 feet, to the southwest corner of said Reception Number 2013036771;
- 13 13. Thence along the west line of said Reception Number 2013036771, N 00°06'41" W, a distance of
- 14 6.23 feet, more or less, to the **POINT OF BEGINNING**.
- 15

16 The above described tract or parcel of land contains 20,435 sq. ft. (0.469 acres) of land, more or less.

17
18 **Basis of Bearings:** All bearings are based on the line connecting the W 1/4 corner of Section 25 and the
19 N.W. corner of Section 25, T.3 S., R. 67 W., 6th P.M. being a grid bearing of N. 00°35'37" W, (2649.21') as
20 obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference
21 Network (CHARN). Said grid bearing is NAD83 (1992) Universal Transverse Mercator (Zone 13 North). The
22 W 1/4 corner of Section 25 being monumented with a found 3" dia. City of Aurora brass cap in range box
23 marked in part "LS 16419, 1989" and the N.W. corner of Section 25 being monumented with a found 3.25"
24 dia. aluminum cap in range box marked in part "ZBS INC., PLS 11434, 1992."

25
26 and

27
28 **PARCEL DESCRIPTION ROW # 2015-DEDICATION-0000115-002:**

29
30 A tract or parcel of land No. ROW-7 of the City and County of Denver, State of Colorado, containing 59,052
31 sq. ft. (1.356 acres) of land, more or less, being portions of those parcels of land described in Reception
32 Numbers 2012180810, 2013051673, 2013053925 and 2013119766, all recorded in the City and County of
33 Denver Clerk and Recorder's Office, and lying in the SE 1/4 of the SE 1/4 of Section 23 and in the NE 1/4 of
34 Section 26, all in Township 3 South, Range 67 West, of the 6th Principal Meridian, in said City and County
35 of Denver, said tract or parcel of land being more particularly described as follows:

36
37 **COMMENCING** at the SE corner of said Section 23, (Whence the W 1/4 corner of Section 25, Township 3
38 South, Range 67 West, of the 6th Principal Meridian bears S 00°35'37" E, a distance of 2,649.21 feet);
39 Thence S 24°36'23" W, a distance of 458.89 feet, to the southwest corner of said Reception Number
40 2013119766, being the **POINT OF BEGINNING**;

- 41
- 42 1. Thence along the west line of said Reception Number 2013119766, N 00°24'30" W, a distance of
- 43 48.10 feet;
- 44 2. Thence N 89°24'23" E, a distance of 30.23 feet;
- 45 3. Thence N 00°35'37" W, a distance of 132.92 feet;
- 46 4. Thence N 89°24'23" E, a distance of 10.00 feet;
- 47 5. Thence N 00°35'37" W, a distance of 235.31 feet;
- 48 6. Thence N 00°06'49" W, a distance of 75.20 feet;

- 1 7. Thence N 81°26'17" W, a distance of 17.20 feet;
- 2 8. Thence N 12°31'00" W, a distance of 18.62 feet;
- 3 9. Thence on a non-tangent curve to the left having a radius of 37.50 feet, a central angle of 21°56'15",
- 4 an arc length of 14.36 feet, with a chord bearing of N 73°03'29" W, a distance of 14.27 feet, to a
- 5 point on the north line of said Reception Number 2012180810;
- 6 10. Thence along said north line, N 89°53'11" E, a distance of 139.64 feet, to the northeast corner of
- 7 said Reception Number 2012180810;
- 8 11. Thence along the east line of said Reception Number 2012180810, S 00°06'49" E, a distance of
- 9 100.05 feet, to the northeast corner of said Reception Number 2013051673;
- 10 12. Thence along the east lines of said Reception Numbers 2013051673, 2013053925 and
- 11 2013119766, S 00°35'37" E, a distance of 430.98 feet, to the southeast corner of said Reception
- 12 Number 2013119766;
- 13 13. Thence along the south line of said Reception Number 2013119766, N 84°32'34" W, a distance of
- 14 146.20 feet, more or less, to the **POINT OF BEGINNING.**

15 The above described tract or parcel of land contains 59,052 sq. ft. (1.356 acres) of land, more or less.

16
17 **Basis of Bearings:** All bearings are based on the line connecting the W 1/4 corner of Section 25 and the
18 N.W. corner of Section 25, T.3 S., R. 67 W., 6th P.M. being a grid bearing of N. 00°35'37" W, (2649.21') as
19 obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference
20 Network (CHARN). Said grid bearing is NAD83 (1992) Universal Transverse Mercator (Zone 13 North). The
21 W 1/4 corner of Section 25 being monumented with a found 3" dia. City of Aurora brass cap in range box
22 marked in part "LS 16419, 1989" and the N.W. corner of Section 25 being monumented with a found 3.25"
23 dia. aluminum cap in range box marked in part "ZBS INC., PLS 11434, 1992."

24
25 be and the same is hereby approved and said real property is hereby laid out and established and
26 declared laid out, opened, and established as Peoria Crossing.

27 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known
28 as Peoria Crossing.

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30 **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.]**

1 COMMITTEE APPROVAL DATE: December 30, 2015 by Consent

2 MAYOR-COUNCIL DATE: January 5, 2016

3 PASSED BY THE COUNCIL: _____, 2016

4 _____ - PRESIDENT

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

8 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: January 7, 2016

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

13 D. Scott Martinez, Denver City Attorney

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15 BY: _____, Assistant City Attorney DATE: _____, 2016