

**BY AUTHORITY**

RESOLUTION NO. CR10-0595  
SERIES OF 2010

COMMITTEE OF REFERENCE:  
PUBLIC WORKS

**A RESOLUTION**

**Accepting and approving the plat of Stapleton Filing No. 28.**

**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 South Half of Section 16, 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 South Quarter corner of said Section 16;

thence North 24°29'09" East a distance of 809.75 feet to the southeast corner of Tract B, (Future R.O.W. for Uinta St.), Stapleton Filing No. 23, as recorded at Reception Number 2008117630, in the Clerk and Recorder's Office of said City and County of Denver and the **POINT OF BEGINNING**;

thence along the easterly line of said Tract B the following five (5) courses:

- 1) South 89°45'22" West a distance of 34.56 feet;
- 2) South 75°22'38" West a distance of 1.79 feet;
- 3) North 23°14'49" West a distance of 14.21 feet;
- 4) North 04°45'49" West a distance of 82.06 feet;
- 5) North 00°00'00" West a distance of 151.21 feet to the northeast corner of said Stapleton Filing No. 23;

thence North 90°00'00" West, along the northerly line of said Stapleton Filing No. 23, a distance of 872.01 feet to the easterly line of Tract H, (Future R.O.W. for Trenton St.), Stapleton Filing No. 14, as recorded at Reception Number 2004244314, in said Clerk and Recorder's Office;

thence along the easterly line of said Tract H the following three (3) courses:

- 1) North 00°00'00" West a distance of 133.70 feet;
  - 2) North 45°00'00" East a distance of 28.28 feet;
  - 3) North 00°00'00" West a distance of 71.50 feet;
- thence South 90°00'00" East a distance of 310.01 feet;  
thence North 00°00'00" West a distance of 3.00 feet;  
thence South 90°00'00" East a distance of 68.00 feet;  
thence South 00°00'00" East a distance of 3.00 feet;  
thence South 90°00'00" East a distance of 396.00 feet;  
thence North 00°00'00" West a distance of 3.00 feet;  
thence South 90°00'00" East a distance of 68.00 feet;  
thence South 00°00'00" East a distance of 3.00 feet;

1 thence South 90°00'00" East a distance of 298.00 feet;  
2 thence North 00°00'00" West a distance of 3.00 feet;  
3 thence South 90°00'00" East a distance of 72.00 feet;  
4 thence South 00°00'00" East a distance of 3.00 feet;  
5 thence South 90°00'00" East a distance of 14.00 feet;  
6 thence South 00°00'00" East a distance of 68.00 feet;  
7 thence North 90°00'00" West a distance of 14.00 feet;  
8 thence South 00°00'00" East a distance of 330.86 feet;  
9 thence South 26°33'54" East a distance of 24.58 feet;  
10 thence South 00°00'00" East a distance of 3.60 feet to the northerly line of Tract E, (Future  
11 R.O.W. for Northfield Blvd. presently shown as 49th Ave.), said Stapleton Filing No. 14 and a point  
12 of non-tangent curvature;  
13 thence along said northerly line the following two (2) courses:  
14 1) along the arc of a curve to the left having a central angle of 22°28'54", a radius of 813.50  
15 feet, an arc length of 319.20 feet and whose chord bears South 82°04'15" West a distance of  
16 317.16 feet to a point of reverse curvature;  
17 2) along the arc of a curve to the right having a central angle of 4°52'27", a radius of 100.00  
18 feet, an arc length of 8.51 feet and whose chord bears South 73°16'01" West a distance of 8.50  
19 feet to the **POINT OF BEGINNING**;

20 Containing 355,074 square feet or 8.151 acres, more or less.

21

22 **BASIS OF BEARINGS:** Bearings are based on the south line of the Southwest Quarter of Section  
23 16, Township 3 South, Range 67 West of the 6th Principal Meridian, State of Colorado, as being  
24 South 89°41'25" West, based on NAD 83/92 Colorado State Plane Central Zone coordinates, and  
25 as marked by a found 3-1/4" aluminum cap stamped: URS CORP PLS 20683 at the South Quarter  
26 Corner of said Section 16 and by a found 3-1/2" Aluminum Cap stamped: COLO DEPT OF  
27 HIGHWAYS PLS NO 22571 at the Southwest corner of said Section 16.

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

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

38

1 **NOW THEREFORE,**

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

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

6 **Section 2.** That the said plat or map of Stapleton Filing No. 28, as shown thereon, be and  
7 the same are hereby accepted by the Council of the City and County of Denver.

8 COMMITTEE APPROVAL DATE: N/A

9 MAYOR-COUNCIL DATE: July 13, 2010

10 PASSED BY THE COUNCIL: \_\_\_\_\_, 2010

11 \_\_\_\_\_ - PRESIDENT

12 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
13 EX-OFFICIO CLERK OF THE  
14 CITY AND COUNTY OF DENVER

15 PREPARED BY: PATRICK A. WHEELER, ASSISTANT CITY ATTORNEY; \_\_\_\_\_, 2010

16 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of the  
17 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
18 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §  
19 3.2.6 of the Charter.

20 David R. Fine, City Attorney

21 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2010