

BY AUTHORITY

RESOLUTION NO. CR22-0224
SERIES OF 2022

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A RESOLUTION

Accepting and approving the plat of Tower 160 Subdivision Filing No. 4.

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 PORTION OF LOT 3, BLOCK 2, TOWER 160 SUBDIVISION FILING NO. 2 RECORDED ON JUNE 18TH, 2015 AT RECEPTION NO. 2015080690, LYING IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 3 WHENCE THE EAST QUARTER CORNER OF SAID SECTION 16 BEARS NORTH 23°39'58" EAST, A DISTANCE OF 1714.71 FEET AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 BEARS SOUTH 00°15'23" EAST, A DISTANCE OF 2658.39 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY BOUNDARY OF SAID LOT 3 THE FOLLOWING THREE (3) COURSES:

1. SOUTH 89°52'55" WEST, A DISTANCE OF 313.97 FEET;
2. NORTH 00°07'05" WEST, A DISTANCE OF 993.88 FEET;
3. SOUTH 89°59'55" EAST, A DISTANCE OF 289.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°52'50", AN ARC LENGTH OF 39.22 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 3;

THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 00°07'05" EAST, A DISTANCE OF 968.28 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 7.158 ACRES, (311,812 SQUARE FEET), MORE OR LESS

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

