

BY AUTHORITY

RESOLUTION NO. CR11-0756
SERIES OF 2011

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A RESOLUTION

Accepting and approving the plat of Exempla Saint Joseph Hospital Campus Filing No. 1.

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 A PORTION OF THE FOLLOWING SUBDIVISIONS INCLUDING THE RIGHT-OF-WAYS AND ALLEYS ENCLOSED IN THE DESCRIPTION BELOW: 1) PARK AVENUE ADDITION TO DENVER, 2) GABATHULERS ADDITION TO DENVER, 3) SCHINNERS ADDITION TO DENVER AND 4) McCULLOUGH HILL AMENDED MAP LOCATED IN THE SOUTHEAST QUARTER AND THE WEST HALF OF SECTION 35, TOWNSHIP 3 SOUTH,, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 35; THENCE S87°54'39"E, 1011.07 FEET NORTHWEST CORNER OF BLOCK 1, PARK AVENUE ADDITION TO DENVER, SAID POINT BEING THE POINT OF BEGINNING; THENCE N89°49'44"E ALONG THE NORTHERLY LINE OF SAID BLOCK 1, A DISTANCE OF 305.47 FEET; THENCE N0°17'25"W A DISTANCE OF 40.00 FEET TO THE CENTERLINE OF 20TH ST; THENCE N89°49'44"E ALONG SAID CENTERLINE, A DISTANCE OF 14.40 FEET; THENCE N0°17'25"W A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 16, SAN RAFAEL ADDITION TO DENVER 3RD FILING; THENCE N89°49'44"E ALONG THE SOUTHERLY LINE EXTENDED EASTERLY OF SAID BLOCK 16, A DISTANCE OF 8.24; THENCE N00°16'50"W A DISTANCE OF 225.00 FEET; THENCE N89°49'44"E A DISTANCE OF 1.13 FEET TO A POINT ON EXISTING RIGHT-OF WAY OF DOWNING STREET AS ESTABLISHED BY ORDINANCE 408 SERIES 1994; THENCE ALONG SAID RIGHT-OF-WAY 146.36 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 24°18'24" AND A CHORD WHICH BEARS S29°22'08"E A DISTANCE OF 145.27 FEET TO A POINT ON THE WESTERLY LINE OF BLOCK 49 SCHINNERS ADDITION TO THE CITY OF DENVER; THENCE N0°17'25"W ALONG SAID WESTERLY LINE, A DISTANCE OF 91.64 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 49; THENCE N89°42'59"E ALONG THE NORTHERLY LINE OF SAID BLOCK 49, A DISTANCE OF 41.15 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF DOWNING STREET A DEDICATED BY ORDINANCE 408, SERIES 1994; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF DOWNING STREET, 46.82 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 299.00 FEET, A CENTRAL ANGLE OF 8°58'18" AND A CHORD WHICH BEARS N31°29'54"W A DISTANCE OF 46.77 FEET TO THE CENTERLINE OF VACATED 21ST AVENUE AS VACATED BY ORDINANCE 385, SERIES 1998; THENCE N89°42'59"E ALONG SAID CENTERLINE A DISTANCE OF 116.16 FEET TO THE EASTERLY SIDE OF THE THIRD PARCEL IN SAID ORDINANCE 385, SERIES 1998; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING 3 COURSES: 1) 19.13 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 12°10'43" AND A CHORD WHICH BEARS S29°32'31"E A DISTANCE OF 19.09 FEET; 2) THENCE S35°37'53"E A DISTANCE OF 1.43 FEET; 3) THENCE 32.88 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 233.00 FEET, A CENTRAL ANGLE OF 8°05'09" AND A CHORD WHICH BEARS S47°15'28"W A DISTANCE OF 32.86 FEET TO A POINT

1 ON THE NORTHERLY LINE OF SAID BLOCK 49; THENCE N89°42'59"E ALONG SAID
2 NORTHERLY LINE A DISTANCE OF 139.37 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-
3 WAY LINE OF 21ST AVE. AS DEDICATED BY ORDINANCE 794, SERIES 2001; THENCE ALONG
4 SAID RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES 1) 36.23 FEET ALONG THE ARC A
5 NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 167.00 FEET, A CENTRAL ANGLE
6 OF 12°25'43" AND A CHORD WHICH BEARS S70°10'49"W A DISTANCE OF 36.15; 2) THENCE
7 CONTINUING 42.33 FEET ALONG THE ARC A TANGENT CURVE TO THE LEFT HAVING A
8 RADIUS OF 167.00 FEET, CENTRAL ANGLE OF 14°31'24", AND A CHORD WHICH BEARS
9 S56°42'16"W A DISTANCE OF 42.22 FEET; THENCE S15°38'50"E A DISTANCE OF 37.07 FEET;
10 THENCE S29°41'44"W A DISTANCE OF 31.37 FEET; THENCE S21°55'45"W A DISTANCE OF 31.47
11 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DOWNING ST. AS DEDICATED
12 BY ORDINANCE 408, SERIES 1994; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE
13 THE FOLLOWING 4 COURSES: 1) S48°33'23"E A DISTANCE OF 42.94 FEET TO A POINT OF
14 CURVATURE; 2) THENCE 259.68 FEET ALONG THE ARC A TANGENT CURVE TO THE RIGHT
15 HAVING A RADIUS OF 395.00 FEET, CENTRAL ANGLE OF 37°40'00", AND A CHORD WHICH
16 BEARS S29°43'23"E A DISTANCE OF 255.03 FEET; 3) THENCE CONTINUING 73.59 FEET ALONG
17 THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 395.00 FEET, A
18 CENTRAL ANGLE OF 10°40'28" AND A CHORD WHICH BEARS S5°33'09"E A DISTANCE OF 73.48
19 FEET; 4) THENCE S0°12'55"E A DISTANCE OF 6.84 FEET TO A POINT ON THE NORTHERLY LINE
20 OF BLOCK 63, GABATHULERS ADDITION TO DENVER EXTENDED; THENCE N89°49'00"E
21 ALONG SAID NORTHERLY LINE, A DISTANCE OF 317.76 FEET TO A POINT ON THE
22 CENTERLINE OF VACATED LAFAYETTE STREET; THENCE S0°18'08"E ALONG SAID
23 CENTERLINE, A DISTANCE OF 0.20 FEET; THENCE N89°49'00"E A DISTANCE OF 40.00 FEET TO
24 THE NORTHWEST CORNER OF BLOCK 62, GABATHULERS ADDITION TO DENVER; THENCE
25 N0°18'08"W ALONG THE WESTERLY LINE OF SAID BLOCK 62 EXTENDED, A DISTANCE OF
26 40.00 FEET TO THE CENTERLINE OF VACATED 20TH AVENUE; THENCE N89°49'00"E ALONG
27 THE CENTERLINE OF VACATED 20TH AVENUE, A DISTANCE OF 3.00 FEET; THENCE
28 N00°18'08"W, A DISTANCE OF 30.20 FEET; THENCE N89°49'00"E A DISTANCE OF 383.93 FEET;
29 THENCE 82.20 FEET ALONG THE ARC A TANGENT CURVE TO THE LEFT, HAVING A RADIUS
30 OF 163.00 FEET, A CENTRAL ANGLE OF 28°53'43" AND A CHORD WHICH BEARS N75°22'09"E A
31 DISTANCE OF 81.34 FEET TO A POINT OF REVERSE CURVATURE; THENCE 117.20 FEET
32 ALONG THE ARC A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 233.00 FEET, A
33 CENTRAL ANGLE OF 28°49'14" AND A CHORD WHICH BEARS N75°19'55"E A DISTANCE OF
34 115.97 FEET; THENCE N89°44'32"E A DISTANCE OF 34.03 FEET TO A POINT ON THE WESTERLY
35 LINE OF FRANKLIN STREET; THENCE S0°15'28"E ALONG SAID WESTERLY LINE OF FRANKLIN
36 STREET, A DISTANCE OF 812.90 FEET TO THE SOUTHEAST CORNER OF BLOCK 39,
37 McCULLOUGH HILL AMENDED MAP ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY OF
38 18TH AVENUE; THENCE N89°59'11"W ALONG THE SOUTHERLY LINE OF SAID BLOCK 39, A
39 DISTANCE OF 75.19 FEET TO THE SOUTHEAST CORNER OF BLOCK 12, PARK AVENUE
40 ADDITION TO DENVER SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY OF
41 18TH AVENUE; THENCE S89°46'36"W ALONG THE NORTHERLY LINE OF 18TH AVENUE, A
42 DISTANCE OF 536.30 FEET TO THE SOUTHWEST CORNER OF BLOCK 11 PARK AVENUE
43 ADDITION TO DENVER; THENCE N0°18'08"W ALONG THE WESTERLY LINE OF SAID BLOCK 11
44 ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF LAFAYETTE ST., A DISTANCE OF
45 340.59 FEET; THENCE S89°46'36"W A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY
46 LINE OF BLOCK 10, PARK AVENUE ADDITION TO DENVER; THENCE S0°18'08"E ALONG SAID
47 EASTERLY LINE, A DISTANCE OF 265.59 FEET TO THE SOUTHEAST CORNER OF LOT 13,
48 BLOCK 10, PARK AVENUE ADDITION TO DENVER; THENCE S89°46'36"W ALONG THE
49 SOUTHERLY LINE OF SAID LOT 13, A DISTANCE OF 133.07 FEET TO THE CENTERLINE OF THE
50 VACATED ALLEY WITHIN SAID BLOCK 10; THENCE N0°18'15"W ALONG SAID CENTERLINE, A

1 DISTANCE OF 185.59 FEET TO THE NORTHERLY LINE OF SAID BLOCK 10; THENCE
2 S89°46'36"W ALONG SAID NORTHERLY LINE, A DISTANCE OF 173.08 FEET TO A POINT ON
3 THE CENTERLINE OF MARION STREET; THENCE S00°18'23"E ALONG SAID CENTERLINE A
4 DISTANCE OF 67.53 FEET; THENCE S89°46'36"W, A DISTANCE OF 40.00 TO A POINT ON THE
5 EASTERLY LINE OF BLOCK 9, PARK AVENUE ADDITION TO DENVER; THENCE S0°18'23"E
6 ALONG SAID EASTERLY LINE, A DISTANCE OF 93.06 FEET TO THE SOUTHEAST CORNER OF
7 LOT 12, BLOCK 9, PARK AVENUE ADDITION TO DENVER; THENCE S89°46'36"W ALONG THE
8 SOUTHERLY LINE OF SAID LOT 12, A DISTANCE OF 141.67 FEET TO THE NORTHEAST
9 CORNER OF LOT 20, BLOCK 9 PARK AVENUE ADDITION TO DENVER; THENCE S0°17'54"E
10 ALONG SAID EASTERLY LINE A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF
11 SAID LOT 20; THENCE S89°46'36"W ALONG THE SOUTHERLY LINE OF SAID LOT 20, A
12 DISTANCE OF 172.68 FEET; THENCE S0°17'25"E A DISTANCE OF 75.00 FEET TO A POINT ON
13 THE NORTHERLY LINE OF 18TH AVENUE; THENCE S89°46'36"W ALONG THE NORTHERLY
14 LINE OF 18TH AVENUE, A DISTANCE OF 353.16 FEET TO THE SOUTHWEST CORNER OF
15 BLOCK 8, PARK AVENUE ADDITION TO DENVER ALSO BEING THE EASTERLY LINE OF
16 OGDEN STREET THENCE N0°14'43"W ALONG SAID EASTERLY LINE OF OGDEN STREET, A
17 DISTANCE OF 881.92 FEET TO THE POINT OF BEGINNING.

18
19 SAID PARCEL CONTAINS 30.574 ACRES (1,331,838 SQ. FT.), MORE OR LESS

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

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

31 **NOW THEREFORE,**

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

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

36 **Section 2.** That the said plat or map of Exempla Saint Joseph Hospital Campus Filing No. 1
37 and dedicating to the City and County of Denver the streets, avenues, public utilities and cable
38 television easements, as shown thereon, be and the same are hereby accepted by the Council of the
39 City and County of Denver.

1 COMMITTEE APPROVAL DATE: October 20, 2011 by consent

2 MAYOR-COUNCIL DATE: October 25, 2011

3 PASSED BY THE COUNCIL: _____, 2011

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: November 23, 2011

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 BY: _____, Assistant City Attorney DATE: _____, 2011