

BY AUTHORITY

RESOLUTION NO. CR19-1228
SERIES OF 2019

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A RESOLUTION

Accepting and approving the plat of Tower Commons Subdivision 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 PARCELS 6, 7 & 9, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2018115082, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, 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:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 89°32'01" E, FROM THE NORTHWEST CORNER OF SAID SECTION 22, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 36053", IN A RANGE BOX, TO THE NORTH QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 14592", IN A RANGE BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22, THENCE S 49°59'38" E, A DISTANCE OF 430.82 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 6 AND THE POINT OF BEGINNING;

THENCE S 89°59'55" E, ALONG THE NORTH LINES OF SAID PARCELS 6 AND 7, A DISTANCE OF 796.06 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2016015242, SAID CITY AND COUNTY OF DENVER RECORDS;

THENCE ALONG THE EAST LINE OF SAID DEED THE FOLLOWING THREE (3) COURSES:

1. N 49°52'27" E, A DISTANCE OF 240.69 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 49°52'11", AND AN ARC LENGTH OF 39.17 FEET;
3. N 00°00'16" E, A DISTANCE OF 38.23 FEET TO A POINT ON THE SOUTH LINE OF THE GREEN VALLEY RANCH BOULEVARD RIGHT-OF-WAY;

THENCE N 89°32'01" E, ALONG THE SOUTH LINE OF SAID GREEN VALLEY RANCH BOULEVARD, A DISTANCE OF 197.82 FEET TO THE NORTHWEST CORNER OF THAT DEED RECORDED AT RECEPTION NO. 2014017750, SAID CITY AND COUNTY OF DENVER RECORDS;

1 THENCE S 49°52'27" W, ALONG THE NORTHWEST LINES OF THOSE DEEDS RECORDED
2 AT RECEPTION NO. 2014017750 AND RECEPTION NO. 2014017746, AND THE
3 NORTHWEST LINE OF GREEN VALLEY RANCH FILING NO. 58, A SUBDIVISION PLAT
4 RECORDED AT RECEPTION NO. 2006046195, SAID CITY AND COUNTY OF DENVER
5 RECORDS, A DISTANCE OF 1461.23 FEET TO THE SOUTH CORNER OF SAID PARCEL 9,
6 AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2018115082, SAID CITY
7 AND COUNTY RECORDS;

8
9 THENCE ALONG THE WEST LINE OF SAID PARCEL 9, THE FOLLOWING FOUR (4)
10 COURSES:

- 11 1. N 40°15'20" W, A DISTANCE OF 73.06 FEET;
- 12 2. N 04°44'04" W, A DISTANCE OF 175.39 FEET;
- 13 3. N 00°01'36" W, A DISTANCE OF 57.19 FEET;
- 14 4. N 89°59'55" W, A DISTANCE OF 14.91 FEET TO A POINT ON THE WEST LINE OF
15 SAID PARCEL 9;

16
17 THENCE N 00°00'05" E, ALONG THE WEST LINE OF SAID PARCELS 6 AND 9, A DISTANCE
18 OF 424.63 FEET TO THE POINT OF BEGINNING.

19
20 LESS AND EXCEPT A PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED IN
21 BOOK 2462 AT PAGE 696, SAID CITY AND COUNTY OF DENVER RECORDS, LYING
22 WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3
23 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
24 DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
25 FOLLOWS:

26
27 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22, THENCE S
28 87°37'13" E, A DISTANCE OF 1409.74 FEET TO A POINT BEING 10.00 FEET SOUTH OF
29 THE SOUTH LINE OF THE GREEN VALLEY RANCH BOULEVARD RIGHT-OF-WAY, ALSO
30 BEING THE NORTHWEST CORNER OF SAID DEED RECORDED IN BOOK 2462 AT PAGE
31 696, AND THE POINT OF BEGINNING;

32
33 THENCE ALONG THE PERIMETER OF SAID DEED, THE FOLLOWING FOUR (4) COURSES:

- 34 1. N 89°32'01" E, ALONG A LINE BEING 10.00 FEET SOUTH OF AND PARALLEL TO
35 THE SOUTH LINE OF SAID GREEN VALLEY RANCH RIGHT-OF-WAY, A
36 DISTANCE OF 83.04 TO THE NORTHEAST CORNER OF SAID DEED;
- 37 2. S 49°52'27" W, A DISTANCE OF 163.93 FEET TO THE SOUTHEAST CORNER OF
38 SAID DEED;
- 39 3. N 40°07'33" W, A DISTANCE OF 53.00 FEET TO THE SOUTHWEST CORNER OF
40 SAID DEED;
- 41 4. N 49°52'27" E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

42
43 SUBJECT PARCEL CONTAINING AN NET AREA OF 371,858 SQUARE FEET OR 8.537
44 ACRES, MORE OR LESS.

45
46 propose to lay out, plat and subdivide said land, territory or real property into lots and tracts, and
47 have submitted to the Council of the City and County of Denver a plat of such proposed subdivision
48 under the name and style aforesaid, showing the adjacent streets and platted territory, accompanied

1 by a certificate of title from the attorney for the City and County of Denver; and dedicating the
2 easements including, public utilities and cable television easements, as shown thereon; and

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

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

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

13 **Section 2.** That the said plat or map of Tower Commons Subdivision Filing No. 1 and
14 dedicating to the City and County of Denver the easements, public utilities and cable television
15 easements, as shown thereon, be and the same are hereby accepted by the Council of the City and
16 County of Denver.

17 COMMITTEE APPROVAL DATE: November 12, 2019 by Consent

18 MAYOR-COUNCIL DATE: November 19, 2019

19 PASSED BY THE COUNCIL: _____

20 _____ - PRESIDENT

21 ATTEST: _____ - CLERK AND RECORDER,
22 EX-OFFICIO CLERK OF THE
23 CITY AND COUNTY OF DENVER
24

25 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: November 21, 2019

26 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of the
27 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
28 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §
29 3.2.6 of the Charter.

30
31 Kristin M. Bronson, Denver City Attorney

32 BY: *Kristin J. Crawford*, Assistant City Attorney DATE: Nov 20, 2019