

BY AUTHORITY

RESOLUTION NO.
SERIES OF 2010

COMMITTEE OF REFERENCE
PUBLIC WORKS

A RESOLUTION

Accepting and approving the plat of Sunset Village Filing No. 1.

WHEREAS, the property owner 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:

THAT PARCEL OF LAND DESCRIBED IN THAT WARRANTY DEED RECORDED ON NOVEMBER 8, 1996 AT RECEPTION No. 9600154917 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE S00°06'50"E ALONG THE EAST LINE OF SECTION 4, A DISTANCE OF 720.07 FEET; THENCE S89°03'36"W AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 70.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH YOSEMITE STREET; THENCE S00°06'50"E ALONG SAID WESTERLY RIGHT-OF-WAY AND PARALLEL WITH THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 50.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 367.42 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY ON A BEARING OF S88°51'14"W AND PARALLEL WITH THE NORTHEAST 1/4 SOUTHEAST 1/4 NORTHEAST 1/4 OF SECTION 4, A DISTANCE OF 150.00 FEET; THENCE S00°06'50"E PARALLEL WITH THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 150.00 FEET; THENCE S88°51'14"W AND PARALLEL WITH THE NORTHEAST 1/4 SOUTHEAST 1/4 NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 412.54 FEET; THENCE N00°56'24"W A DISTANCE OF 519.39 FEET; THENCE N89°03'36"E AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 570.00 FEET TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION PER THIS SURVEY:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THENCE N02°04'41"W, A DISTANCE OF 1474.79 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH YOSEMITE STREET AND THE POINT OF BEGINNING;
THENCE THE FOLLOWING TWO (2) COURSES ALONG THE NORTH AND WEST BOUNDARY LINES OF A PARCEL OF LAND OWNED BY THE CITY AND COUNTY OF DENVER, AND DESCRIBED IN DEED RECORDED IN BOOK 1334 AT PAGE 674, ON OCTOBER 20, 1976:

- 1) S89°36'37"W, A DISTANCE OF 150.00 FEET;
- 2) S00°37'06"W, A DISTANCE OF 150.09 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF HUTCHINSON HILLS FILING NO. 4 RECORDED IN BOOK 42 AT PAGE 47;
THENCE S89°38'09"W ALONG THE SAID NORTHERLY BOUNDARY LINE OF HUTCHINSON HILLS FILING NO. 4, A DISTANCE OF 412.86 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THE USPS SULLIVAN STATION POST OFFICE, RECORDED IN BOOK 8 AT PAGE 73, AT RECEPTION NO. R-92-0017246, ON FEBRUARY 25, 1992;
THENCE N00°09'20"W ALONG THE SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 519.30 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JEFFERSON AVENUE, CREATED BY ORDINANCE 665 OF 1979;
THENCE N89°48'29"E ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 570.03 FEET TO A POINT ON THE SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH YOSEMITE STREET;
THENCE S00°38'49"W ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH YOSEMITE STREET, A DISTANCE OF 367.50 FEET TO THE POINT OF BEGINNING,
CONTAINING A CALCULATED AREA OF 271,139 SQUARE FEET OR 6.224 ACRES.

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,

1 accompanied by a certificate of title from the attorney for the City and County of Denver; and
2 dedicating the right-of-way for Jefferson Avenue, and public utility and cable television easements as
3 shown thereon.

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

10 **NOW THEREFORE,**

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

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

15 **Section 2.** That the said plat or map of Sunset Village Filing No. 1 and dedicating to the
16 City and County of Denver the portion of right-of way for Jefferson Avenue, and public utility and cable
17 television easements, as shown hereon, be and the same are hereby accepted by the Council of the
18 City and County of Denver.

19

20 COMMITTEE APPROVAL DATE: N/A

21 MAYOR-COUNCIL DATE: June 15, 2010

22 PASSED BY THE COUNCIL: _____, 2010

23 _____ - PRESIDENT

24 ATTEST: _____ - CLERK AND RECORDER,
25 EX-OFFICIO CLERK OF THE
26 CITY AND COUNTY OF DENVER

27 PREPARED BY: PATRICK A. WHEELER, ASSISTANT CITY ATTORNEY; June 17, 2010

28 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of the
29 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
30 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §
31 3.2.6 of the Charter.

32 David R. Fine, City Attorney

33 BY: _____, Assistant City Attorney DATE: _____, 2010