

**BY AUTHORITY**

RESOLUTION NO. CR21-0558  
SERIES OF 2021

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A RESOLUTION**

**Accepting and approving the plat of Broadway Park – 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 A PORTION OF LOTS 1-49 OF BLOCK 37, BYERS' RE-SUBDIVISION OF BLOCKS 37 AND 39, BYERS; LOTS 1-44 OF BLOCK 38, LOTS 1-11 AND 38-48 OF BLOCK 43, AND LOTS 1-11 AND 38-48 OF BLOCK 44, BYERS SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 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 NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15, THENCE ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, S89°51'01"W A DISTANCE OF 74.16 FEET, THENCE S00°08'59"E A DISTANCE OF 59.88 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST ALAMEDA AVENUE, AS DEDICATED BY INSTRUMENT RECORDED MAY 31, 1995 AT RECEPTION NO. 9500062201, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S43°10'18"E A DISTANCE OF 31.76 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH BROADWAY STREET;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S00°10'40"W A DISTANCE OF 420.64 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 48, BLOCK 38, BYERS' SUBDIVISION;

THENCE ALONG THE NORTHERLY AND WESTERLY LINE OF LOTS 45-48, BLOCK 38, BYERS SUBDIVISION, THE FOLLOWING TWO (2) COURSES:

- 1) N89°52'50"W A DISTANCE OF 122.91 FEET;
- 2) THENCE S00°16'13"W A DISTANCE OF 128.20 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST DAKOTA AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) N89°32'11"W A DISTANCE OF 50.95 FEET;
  - 2) THENCE N00°09'53"E A DISTANCE OF 1.21 FEET;
  - 3) THENCE N89°50'45"W A DISTANCE OF 801.14 FEET;
- THENCE N00°09'08"E A DISTANCE OF 149.48 FEET;

1 THENCE N89°50'28"W A DISTANCE OF 285.86 FEET TO A POINT ON THE EASTERLY  
2 RIGHT-OF-WAY LINE OF SOUTH CHEROKEE STREET;  
3 THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N00°09'18"E A DISTANCE OF  
4 30.00 FEET;  
5 THENCE S89°50'28"E A DISTANCE OF 285.86 FEET;  
6 THENCE N00°09'08"E A DISTANCE OF 391.43 FEET TO A POINT ON THE SOUTHERLY  
7 RIGHT-OF-WAY LINE OF WEST ALAMEDA AVENUE;  
8 THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2)  
9 COURSES:  
10 1) S89°50'26"E A DISTANCE OF 940.73 FEET;  
11 2) THENCE S88°33'17"E A DISTANCE OF 12.93 FEET TO THE POINT OF BEGINNING.

12 EXCEPT THAT PART DESCRIBED IN DEED RECORDED AUGUST 3, 2018 UNDER  
13 RECEPTION NO. 2018096720.

14 SAID PARCEL CONTAINS 549,577 SQUARE FEET (12.617 ACRES) MORE OR LESS.

15 ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

16 BEARINGS ARE BASED ON AN ASSUMED BEARING OF N00°45'32"W ALONG THE  
17 EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 15, BEING MONUMENTED  
18 BY A FOUND STONE IN RANGE BOX AT THE NORTH QUARTER CORNER AND A FOUND  
19 STONE IN RANGE BOX AT THE CENTER QUARTER CORNER.

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

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

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

34 **Section 1.** That the Council hereby finds and determines that said land, territory, or real

1 property has been platted in strict conformity with the requirements of the Charter of the City and  
2 County of Denver.

3 **Section 2.** That the said plat or map of Broadway Park – Subdivision Filing No. 1 and  
4 dedicating to the City and County of Denver the streets, avenues, easements, public utilities and  
5 cable television easements, as shown thereon, be and the same are hereby accepted by the Council  
6 of the City and County of Denver.

7 COMMITTEE APPROVAL DATE: May 18, 2021 by Consent

8 MAYOR-COUNCIL DATE: May 25, 2021 by Consent

9 PASSED BY THE COUNCIL: \_\_\_\_\_  
10 \_\_\_\_\_ - PRESIDENT

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

15 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: May 27, 2021

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  
21 Kristin M. Bronson, Denver City Attorney

22 BY: Jonathan Griffin, Assistant City Attorney DATE: May 26, 2021