

**BY AUTHORITY**

RESOLUTION NO. CR17-1406  
SERIES OF 2017

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A RESOLUTION**

**Accepting and approving the subdivision plat of Stapleton Filing No. 53.**

**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 part of the Southeast Quarter of Section 26, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

**COMMENCING** at the Southeast Corner of said Section 26; thence South 89°39'23" West, along the southerly line of said Southeast Quarter of Section 26, a distance of 903.50 feet to a southerly corner of Parcel A-1 described at Reception Number 2016130303 in the Clerk and Recorder's Office of said City and County of Denver and the **POINT OF BEGINNING**;

thence South 89°39'23" West, along said southerly line of the Southeast Quarter of Section 26, a distance of 1064.87 feet to the easterly right-of-way line of Havana Way as described in Ordinance 127, Series of 1954 and recorded in Book 7504 at Page 176 in said Clerk and Recorder's Office;

thence along said easterly right-of-way line of Havana Way as described in Ordinance 127, Series of 1954 and recorded in Book 7504 at Page 176 the following two (2) courses:

- 1.) North 00°17'27" West a distance of 445.95 feet to a point of curve;
- 2.) along the arc of a curve to the left having a radius of 724.10 feet, a central angle of 4°11'07", an arc length of 52.89 feet and whose chord bears North 2°23'01" West a distance of 52.88 feet to a southerly corner of said Parcel A-1 described at Reception Number 2016130303 and a point of non-tangent curve;

thence along the southerly line of said Parcel A-1 described at Reception Number 2016130303 the following eight (8) courses:

- 1.) along the arc of a curve to the right having a radius of 293.00 feet, a central angle of 19°04'48", an arc length of 97.57 feet and whose chord bears North 23°32'30" East a distance of 97.12 feet;
- 2.) North 33°04'54" East a distance of 52.57 feet;
- 3.) South 56°55'06" East a distance of 789.47 feet;
- 4.) South 33°04'54" West a distance of 23.00 feet;
- 5.) South 56°55'06" East a distance of 76.00 feet;
- 6.) North 33°04'54" East a distance of 23.00 feet;
- 7.) South 56°55'06" East a distance of 80.45 feet to a point of curve;
- 8.) along the arc of a curve to the left having a radius of 1224.00 feet, a central angle of 11°03'53", an arc length of 236.37 feet and whose chord bears South 62°27'02" East a distance of 236.01 feet to the **POINT OF BEGINNING**.

Containing 340,178 square feet or 7.809 acres, more or less.

**BASIS OF BEARING:** Bearings are based on the southerly line of the Southeast Quarter of

1 Section 26, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of  
2 Denver, State of Colorado, bearing North 89°39'23" East based on NAD 83/92 Colorado Central  
3 Zone State Plane Coordinates. The South Quarter corner of said Section 26 is a found 3-1/4"  
4 aluminum cap in a monument box Stamped: URS CORP PLS 20683. The Southeast corner of  
5 said Section 26 is a found 3" brass cap in a monument box Stamped: City of Aurora 16419

6 propose to lay out, plat and subdivide said land, territory or real property into blocks, lots and tracts,  
7 and have submitted to the Council of the City and County of Denver a plat of such proposed  
8 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,  
9 accompanied by a certificate of title from the attorney for the City and County of Denver;

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

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

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

20 **Section 2.** That the said subdivision plat of Stapleton Filing No. 53 be and the same are  
21 hereby accepted by the Council of the City and County of Denver.

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1 COMMITTEE APPROVAL DATE: December 12, 2017 by Consent  
2 MAYOR-COUNCIL DATE: N/A  
3 PASSED BY THE COUNCIL: \_\_\_\_\_  
4 \_\_\_\_\_ - PRESIDENT  
5 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
6 EX-OFFICIO CLERK OF THE  
7 CITY AND COUNTY OF DENVER  
8  
9 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: December 14, 2017  
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 Kristin M. Bronson, Denver City Attorney  
16 BY: *Kristin M. Bronson*, Assistant City Attorney DATE: Dec 14, 2017