1	BY AUTHORITY	
2	RESOLUTION NO. CR24-0239	COMMITTEE OF REFERENCE:
3	SERIES OF 2024 La	and Use, Transportation & Infrastructure
4	<u>A RESOLUTION</u>	
5	Accepting and approving the plat of C.P	P. Bedrock Filing No. 8.
6	WHEREAS, the property owner of the following descr	ibed land, territory or real property situate,
7	lying and being in the City and County of Denver, State of C	Colorado, to wit:
8 9 10 11 12	A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:	
13 14 15 16 17 18 19 20 21	COMMENCING AT THE NORTH QUARTER CORNER OF THENCE SOUTH 00°02'48" EAST, A DISTANCE OF 68.00 THENCE SOUTH 89°52'50" WEST, A DISTANCE OF 125.00 BEGINNING SAID POINT ALSO BEING A POINT OF NON THENCE ALONG THE ARC OF SAID CURVE TO THE RICE, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS SOUTH 45°05'12" EAST AT THENCE SOUTH 00°02'48" EAST, A DISTANCE OF 153.00 CURVATURE:	O FEET; .03 FEET TO THE POINT OF N-TANGENT CURVATURE; GHT AN ARC LENGTH OF 39.30 A CENTRAL ANGLE OF 90°04'48" A CHORD DISTANCE OF 35.38 FEET;
22 23 24 25	THENCE ALONG THE ARC OF SAID CURVE TO THE RIG FEET, SAID CURVE HAVING A RADIUS OF 834.00 FEET AND A CHORD WHICH BEARS SOUTH 00°40'14" WEST FEET;	, A CENTRAL ANGLE OF 01°26'03",
26 27 28 29 30 31 32 33 34	THENCE ALONG A LINE NON-TANGENT TO SAID CURVIDISTANCE OF 33.87 FEET TO A POINT OF CURVATURE THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHTER, SAID CURVE HAVING A RADIUS OF 586.00 FEET AND A CHORD WHICH BEARS SOUTH 06°13'40" WEST FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHTER, SAID CURVE HAVING A RADIUS OF 840.00 FEET AND A CHORD WHICH BEARS SOUTH 21°00'56" WEST	E; GHT AN ARC LENGTH OF 130.78 T, A CENTRAL ANGLE OF 12°47'14", A CHORD DISTANCE OF 130.51 GHT AN ARC LENGTH OF 246.13 T, A CENTRAL ANGLE OF 16°47'18",
35 36 37 38 39 40	FEET; THENCE SOUTH 29°24'35" WEST, A DISTANCE OF 74.0 CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LE FEET, SAID CURVE HAVING A RADIUS OF 960.00 FEET AND A CHORD WHICH BEARS SOUTH 14°50'59" WEST	FT AN ARC LENGTH OF 487.92 , A CENTRAL ANGLE OF 29°07'15",
41 42 43 44 45	FEET; THENCE ALONG A LINE TANGENT TO SAID CURVE, SO OF 309.85 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIC FEET, SAID CURVE HAVING A RADIUS OF 840.00 FEET	GHT AN ARC LENGTH OF 97.63

- AND A CHORD WHICH BEARS SOUTH 03°37'07" WEST A CHORD DISTANCE OF 97.58 1
- 2 FEET;
- THENCE SOUTH 06°56'54" WEST, A DISTANCE OF 785.35 FEET TO A POINT OF 3
- 4 CURVATURE:
- THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 107.04 5
- FEET, SAID CURVE HAVING A RADIUS OF 877.00 FEET, A CENTRAL ANGLE OF 06°59'35", 6
- AND A CHORD WHICH BEARS SOUTH 03°27'06" WEST A CHORD DISTANCE OF 106.97 7
- 8 FEET;
- THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 00°02'17" EAST, A 9
- DISTANCE OF 168.54 FEET; 10
- 11 THENCE SOUTH 89°57'30" WEST, A DISTANCE OF 687.66 FEET;
- THENCE NORTH 00°00'53" WEST, A DISTANCE OF 1,043.17 FEET: 12
- THENCE SOUTH 89°34'21" WEST, A DISTANCE OF 491.68 FEET: 13
- 14 THENCE NORTH 00°08'19" EAST, A DISTANCE OF 1,381.76 FEET TO A POINT OF
- 15 **CURVATURE:**
- THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 160.71 16
- 17 FEET, SAID CURVE HAVING A RADIUS OF 6.640.00 FEET, A CENTRAL ANGLE OF 01°23'12",
- AND A CHORD WHICH BEARS NORTH 00°49'55" EAST A CHORD DISTANCE OF 160.71 18
- FEET: 19
- 20 THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 89°52'50" EAST, A
- 21 DISTANCE OF 1,520.13 FEET TO THE POINT OF BEGINNING
- 22 EXCLUDING TRACT B-1 RECORDED AT CP BEDROCK FILING NO. 1 UNDER RECEPTION
- 23 NO. 2008113595.
- 24 propose to lay out, plat and subdivide said land, territory or real property into lots, blocks, and a tract,
- 25 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, 26
- accompanied by a certificate of title from the attorney for the City and County of Denver; and 27
- 28 dedicating the streets, avenues, easements, and public utilities and cable television easements as
- 29 shown thereon; and
- 30 WHEREAS, said subdivision was surveyed by or under the direction of the City Engineer of the
- 31 City and County of Denver and said City Engineer has certified as to the accuracy of said survey and
- said plat or map and their conformity with the requirements of Chapter 49, Article III of the Revised 32
- 33 Municipal Code of the City and County of Denver, and said plat has been approved by the City
- 34 Engineer, the Executive Director of Community Planning and Development, the Executive Director of
- the Department of Transportation and Infrastructure and the Executive Director of Parks and 35
- 36 Recreation:

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

38 **Section 1**. That the Council hereby finds and determines that said land, territory, or real 39

property has been platted in strict conformity with the requirements of the Charter of the City and

40 County of Denver.

37

1	Section 2. That the said plat or map of C.P. Bedrock Filing No. 8 and dedicating to the City	
2	and County of Denver the streets, avenues, easements, and public utilities and cable television	
3	easements as shown thereon, be and the same is hereby accepted by the Council of the City and	
4	County of Denver.	
5	COMMITTEE APPROVAL DATE: February 27, 2024 by Consent	
6	MAYOR-COUNCIL DATE: March 5, 2024	
7	PASSED BY THE COUNCIL:	
8	PRESIDENT	
9 10 11 12	ATTEST: CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER	
13	PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: March 7, 2024	
14 15 16 17 18 19	Pursuant to section 13-9, D.R.M.C., this proposed resolution has been reviewed by the office of the City Attorney. We find no irregularity as to form and have no legal objection to the proposed resolution. The proposed resolution is not submitted to the City Council for approval pursuant to § 3.2.6 of the Charter. Kerry Tipper, Denver City Attorney	
20	BY:, Assistant City Attorney DATE:	