

1 **BY AUTHORITY**

2 RESOLUTION NO. CR18-1124  
3 SERIES OF 2018

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Accepting and approving the plat of Stapleton Filing No. 56.**

6 **WHEREAS**, the property owner of the following described land, territory or real property situate,  
7 lying and being in the City and County of Denver, State of Colorado, to wit:

8 A part of the Southwest Quarter of Section 15 and a part of the Northwest Quarter of Section 22,  
9 Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver,  
10 State of Colorado, more particularly described as follows:

11  
12 **COMMENCING** at the Northwest corner of said Section 22;  
13 thence South 52°04'09" East a distance of 779.00 feet to the northwest corner of Tract A (Future  
14 R.O.W. for 47<sup>th</sup> Ave.), Stapleton Filing No. 55 as recorded at Reception Number 2017147292 in  
15 the Clerk and Recorder's Office of said City and County of Denver, also being a point on the  
16 easterly line of Tract A (Future R.O.W. for Central Park Blvd.), Stapleton Central Park Blvd. Filing  
17 No. 1 as recorded at Reception Number 2012082116 in said Clerk and Recorder's Office and the  
18 **POINT OF BEGINNING**;

19  
20 thence along said easterly line of Tract A (Future R.O.W. for Central Park Blvd.), Stapleton Central  
21 Park Blvd. Filing No. 1 the following three (3) courses:

- 22 1. North 00°00'00" East a distance of 679.57 feet;  
23 2. North 11°10'20" East a distance of 75.68 feet;  
24 3. North 04°09'58" East a distance of 189.40 feet to the most southerly southeast corner of  
25 Tract E, Stapleton Filing No. 14 as recorded at Reception Number 2004244314 in said Clerk  
26 and Recorder's Office and dedicated as R.O.W. for Northfield Blvd. by Resolution No. 146,  
27 Series of 2010, Reception Number 2010073340 in said Clerk and Recorder's Office and a  
28 point of non-tangent curve;

29  
30 thence along the southeasterly line of said Stapleton Filing No. 14 and said R.O.W. for Northfield  
31 Blvd. the following four (4) courses:

- 32 1. along the arc of a curve to the left having a radius of 1004.00 feet, a central angle of  
33 00°30'43", an arc length of 8.97 feet and whose chord bears North 01°02'17" East a distance  
34 of 8.97 feet to a point of reverse curve;  
35 2. along the arc of a curve to the right having a radius of 14.00 feet, a central angle of  
36 89°13'05", an arc length of 21.80 feet and whose chord bears North 45°23'28" East a  
37 distance of 19.66 feet;  
38 3. North 90°00'00" East a distance of 83.12 feet to a point of curve;  
39 4. along the arc of a curve to the right having a radius of 541.50 feet, a central angle of  
40 7°26'55", an arc length of 70.40 feet and whose chord bears South 86°16'33" East a distance  
41 of 70.35 feet to the southwest corner of Tract D, Stapleton Filing No. 13 as recorded at  
42 Reception Number 2004204799 in said Clerk and Recorder's Office and dedicated as  
43 R.O.W. for Northfield Blvd. by Resolution No. 30, Series of 2009, Reception Number  
44 2009020967 in said Clerk and Recorder's Office;

1 thence along the southwesterly line of said Stapleton Filing No. 13 and said R.O.W. for Northfield  
2 Blvd. the following two (2) courses:

- 3 1. along the arc of a curve to the right having a radius of 541.50 feet, a central angle of  
4 44°25'42", an arc length of 419.89 feet and whose chord bears South 60°20'14" East a  
5 distance of 409.45 feet;
- 6 2. South 38°07'23" East a distance of 284.00 feet;

7  
8 thence South 51°52'37" West a distance of 193.49 feet to a point of curve;  
9 thence along the arc of a curve to the left having a radius of 216.00 feet, a central angle of  
10 51°52'37", an arc length of 195.57 feet and whose chord bears South 25°56'18" West a distance  
11 of 188.96 feet;

12 thence South 00°00'00" East a distance of 249.00 feet to the northeast corner of said Tract A  
13 (Future R.O.W. for 47th Ave.), Stapleton Filing No. 55;

14  
15 thence along the northerly line of said Tract A (Future R.O.W. for 47th Ave.) the following seven  
16 (7) courses:

- 17 1. North 90°00'00" West a distance of 68.00 feet;
- 18 2. South 00°00'00" East a distance of 4.95 feet;
- 19 3. South 11°18'36" West a distance of 9.82 feet;
- 20 4. South 78°41'24" West a distance of 9.82 feet;
- 21 5. North 90°00'00" West a distance of 43.99 feet;
- 22 6. North 85°14'11" West a distance of 240.83 feet;
- 23 7. North 90°00'00" West a distance of 128.62 feet to the **POINT OF BEGINNING**.

24  
25 Containing 515,312 square feet or 11.830 acres, more or less.

26  
27 **BASIS OF BEARINGS:** Bearings are based on the west line of the Northwest Quarter of Section 22,  
28 Township 3 South, Range 67 West of the Sixth Principal Meridian, said west line bearing North  
29 00°15'53" West, based on NAD 83/92 Colorado State Plane Central Zone Coordinates and as marked  
30 by a found 3-1/4" aluminum cap stamped: AECOM PLS 20683 at the Northwest Corner of said  
31 Section 22 and by a found 2-1/2" aluminum cap Stamped: PLS 35597 at the West Quarter Corner of  
32 said Section 22

33 proposes to lay out, plat and subdivide said land, territory or real property into a block, lot and tract,  
34 and has submitted to the Council of the City and County of Denver a plat of such proposed subdivision  
35 under the name and style aforesaid, showing the adjacent streets and platted territory, accompanied  
36 by a certificate of title from the attorney for the City and County of Denver; and

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

43

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

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

5 **Section 2.** That the said plat or map of Stapleton Filing No. 56 be and the same are hereby  
6 accepted by the Council of the City and County of Denver.

7 COMMITTEE APPROVAL DATE: October 9, 2018 by Consent

8 MAYOR-COUNCIL DATE: October 16, 2018

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: Bradley A. Beck, Assistant City Attorney DATE: October 18, 2018

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: *Kristin M. Bronson*, Assistant City Attorney DATE: Oct 17, 2018