

**BY AUTHORITY**

RESOLUTION NO. CR20-0190  
SERIES OF 2020

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A RESOLUTION**

**Accepting and approving the plat of High Point Subdivision Filing No. 3.**

**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:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3;

THENCE NORTH 29°54'46" WEST, A DISTANCE OF 82.59 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST 64TH AVENUE AND THE POINT OF BEGINNING;

THENCE SOUTH 89°25'17" WEST ALONG SAID NORTH LINE, A DISTANCE OF 1,230.00 FEET TO A POINT OF CURVATURE AND A POINT ON THE EAST BOUNDARY OF HIGH POINT SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2008085984;

THENCE ALONG THE PERIMETER OF SAID SUBDIVISION AND ALONG THE RIGHT-OF-WAYS OF BISCAY STREET, 66TH AVENUE AND ARGONNE STREET DEDICATED BY SAID SUBDIVISION THE FOLLOWING THIRTEEN (13) COURSES:

1) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 47.86 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 91°24'24", AND A CHORD WHICH BEARS NORTH 44°52'31" WEST A CHORD DISTANCE OF 42.94 FEET;

2) NORTH 00°49'41" EAST, A DISTANCE OF 493.15 FEET TO A POINT OF CURVATURE;

3) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 46.39 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 88°35'36", AND A CHORD WHICH BEARS NORTH 45°07'29" EAST A CHORD DISTANCE OF 41.90 FEET;

4) NORTH 02°01'57" EAST, A DISTANCE OF 70.07 FEET TO A POINT OF NON-TANGENT CURVATURE;

5) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 47.86 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 91°24'24", AND A CHORD WHICH BEARS NORTH 44°52'31" WEST A CHORD DISTANCE OF 42.94 FEET;

1 6) NORTH 00°49'41" EAST, A DISTANCE OF 217.51 FEET TO A POINT OF  
2 CURVATURE;

3 7) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 159.53 FEET,  
4 SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 45°42'12", AND A  
5 CHORD WHICH BEARS NORTH 22°01'25" WEST A CHORD DISTANCE OF 155.34 FEET;

6 8) NORTH 44°52'31" WEST, A DISTANCE OF 289.09 FEET TO A POINT OF  
7 CURVATURE;

8 9) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 159.53 FEET,  
9 SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 45°42'12", AND A  
10 CHORD WHICH BEARS NORTH 67°43'37" WEST A CHORD DISTANCE OF 155.34 FEET;

11 10) SOUTH 89°25'17" WEST, A DISTANCE OF 211.50 FEET TO A POINT OF  
12 CURVATURE;

13 11) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 47.86 FEET,  
14 SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 91°24'24", AND A  
15 CHORD WHICH BEARS NORTH 44°52'31" WEST A CHORD DISTANCE OF 42.94 FEET;

16 12) NORTH 00°49'41" EAST, A DISTANCE OF 514.16 FEET TO A POINT OF  
17 CURVATURE;

18 13) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 46.39 FEET,  
19 SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 88°35'36", AND A  
20 CHORD WHICH BEARS NORTH 45°07'29" EAST A CHORD DISTANCE OF 41.90 FEET;

21 THENCE NORTH 89°25'17" EAST, A DISTANCE OF 102.02 FEET TO A POINT OF  
22 CURVATURE;

23 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 508.97  
24 FEET, SAID CURVE HAVING A RADIUS OF 796.00 FEET, A CENTRAL ANGLE OF 36°38'07",  
25 AND A CHORD WHICH BEARS NORTH 71°06'13" EAST A CHORD DISTANCE OF 500.34  
26 FEET TO A POINT OF REVERSE CURVATURE;

27 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 43.11  
28 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 82°20'19",  
29 AND A CHORD WHICH BEARS SOUTH 86°02'41" EAST A CHORD DISTANCE OF 39.50  
30 FEET;

31 THENCE NORTH 51°09'07" EAST, A DISTANCE OF 68.38 FEET;

32 THENCE SOUTH 44°52'31" EAST, A DISTANCE OF 1,082.73 FEET TO A POINT OF  
33 CURVATURE;

1 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 313.50  
2 FEET, SAID CURVE HAVING A RADIUS OF 393.00 FEET, A CENTRAL ANGLE OF 45°42'19",  
3 AND A CHORD WHICH BEARS SOUTH 67°43'40" EAST A CHORD DISTANCE OF 305.25  
4 FEET;

5 THENCE NORTH 89°25'10" EAST, A DISTANCE OF 128.15 FEET;

6 THENCE SOUTH 01°44'32" WEST, A DISTANCE OF 68.06 FEET TO A POINT OF NON-  
7 TANGENT CURVATURE;

8 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 47.77  
9 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 91°14'04",  
10 AND A CHORD WHICH BEARS SOUTH 44°57'48" EAST A CHORD DISTANCE OF 42.88  
11 FEET;

12 THENCE SOUTH 00°39'14" WEST, A DISTANCE OF 1,061.60 FEET TO THE POINT OF  
13 BEGINNING;

14 SAID PARCEL CONTAINS 2,356,034 SQUARE FEET OR 54.09 ACRES, MORE OR LESS;  
15 propose to lay out, plat and subdivide said land, territory or real property into blocks, lots and tracts,  
16 and have submitted to the Council of the City and County of Denver a plat of such proposed  
17 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,  
18 accompanied by a certificate of title from the attorney for the City and County of Denver; and  
19 dedicating the streets, avenues, easements, and other public places as shown thereon; and

20 **WHEREAS**, said subdivision was surveyed by or under the direction of the City Engineer of  
21 the City and County of Denver and said City Engineer has certified as to the accuracy of said survey  
22 and said plat or map and their conformity with the requirements of Chapter 49, Article III of the  
23 Revised Municipal Code of the City and County of Denver, and said plat has been approved by the  
24 City Engineer, the Executive Director of Community Planning and Development, the Executive  
25 Director of the Department of Transportation & Infrastructure and the Executive Director of Parks  
26 and Recreation;

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

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

31 **Section 2.** That the said plat or map of High Point Subdivision Filing No. 3 and dedicating to  
32 the City and County of Denver the streets, avenues, easements, and other public places, as shown  
33 thereon, be and the same are hereby accepted by the Council of the City and County of Denver.

34

1 COMMITTEE APPROVAL DATE: February 25, 2020 by Consent

2 MAYOR-COUNCIL DATE: March 3, 2020

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: Martin A. Plate, Assistant City Attorney DATE: March 5, 2020

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: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_