

**BY AUTHORITY**

RESOLUTION NO. CR20-0395

COMMITTEE OF REFERENCE:

SERIES OF 2020

Land Use, Transportation & Infrastructure

**A RESOLUTION**

**Accepting and approving the plat of Kipling Residential, Filing No. 1.**

**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:

THE SOUTH 660 FEET OF THE WEST 660 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH P.M., EXCEPTING THEREFROM THOSE PARCELS CONVEYED TO THE COUNTY OF JEFFERSON RECORDED JULY 22, 1994 AT RECEPTION NO. 94124936 AND RECEPTION NO. 94124937, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH P.M. BEING MONUMENTED BY A 3" BRASS CAP STAMPED "LS 25636" AT THE WEST 1/4 CORNER AND A 3-1/4" ALUMINUM CAP ILLEGIBLE AT THE CENTER 1/4 CORNER, SAID LINE BEING ASSUMED TO BEAR N89°41'54"E;

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 10;

THENCE ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 10, N89°41'54"E A DISTANCE OF 100.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF S. KIPLING STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N00°02'46"E A DISTANCE OF 660.08 FEET, TO A POINT ON THE SOUTHERLY LINE OF PARK WEST FILING NO. 2 RECORDED IN BOOK 27 AT PAGE 125 OF THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER;

THENCE ON SAID SOUTHERLY LINE, THE FOLLOWING TWO (2) COURSES:

1. N89°39'35"E A DISTANCE OF 560.15 FEET;
2. S00°03'29"W A DISTANCE OF 660.46 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 10;

THENCE ON SAID SOUTH LINE, S89°41'54"W A DISTANCE OF 560.01 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 369,799 SQUARE FEET OR 8.4894 ACRES

1  
2 propose to lay out, plat and subdivide said land, territory or real property into lots and tracts, and  
3 have submitted to the Council of the City and County of Denver a plat of such proposed subdivision  
4 under the name and style aforesaid, showing the adjacent streets and platted territory, accompanied  
5 by a certificate of title from the attorney for the City and County of Denver; and dedicating public  
6 utilities and cable television easements, as shown thereon; and

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

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

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

18       **Section 2.** That the said plat or map of Kipling Residential, Filing No. 1 and dedicating to the  
19 City and County of Denver public utilities and cable television easements, as shown thereon, be and  
20 the same are hereby accepted by the Council of the City and County of Denver.

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22                               **REMAINDER OF PAGE INTENTIONALLY BLANK**  
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1 COMMITTEE APPROVAL DATE: May 5, 2020 by Consent  
2 MAYOR-COUNCIL DATE: May 12, 2020 by Consent  
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: May 14, 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: \_\_\_\_\_