

**BY AUTHORITY**

RESOLUTION NO. CR20-1169

COMMITTEE OF REFERENCE:

SERIES OF 2020

Land Use, Transportation and Infrastructure

**A RESOLUTION**

**Accepting and approving the plat of Central Park Filing No. 57.**

**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 North Half of Section 10, 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 Northeast Corner of said Section 10;  
thence South 44°27' 46" West a distance of 70.69 feet to a point 50.00 feet southerly of the northerly line of the Northeast Quarter of said Section 10 and a point 50.00 feet westerly of the easterly line of said Northeast Quarter of Section 10 and the **POINT OF BEGINNING**;

thence South 00°33'08" East, parallel with and 50.00 feet westerly of said easterly line of the Northeast Quarter of Section 10, a distance of 1701.60 feet to the northeast corner of Stapleton Filing No. 54 as recorded at Reception Number 2018052149 in the Clerk and Recorder's Office of said City and County of Denver;

thence along the northerly line of said Stapleton Filing No. 54 the following twenty-five (25) courses:

1. North 83°07'05" West a distance of 50.43 feet;
2. North 00°33'08" West a distance of 13.11 feet;
3. North 83°07'05" West a distance of 34.29 feet;
4. South 00°33'08" East a distance of 13.11 feet;
5. North 83°07'05" West a distance of 547.83 feet;
6. North 00°33'08" West a distance of 13.11 feet;
7. North 83°07'05" West a distance of 32.27 feet;
8. South 00°33'08" East a distance of 13.11 feet;
9. North 83°07'05" West a distance of 612.20 feet;
10. North 00°33'08" West a distance of 13.11 feet;
11. North 83°07'05" West a distance of 42.36 feet;
12. South 00°33'08" East a distance of 9.08 feet;
13. North 83°07'05" West a distance of 43.37 feet to a point of curve;
14. along the arc of a curve to the left having a radius of 1834.00 feet, a central angle of 8°08'36", an arc length of 260.67 feet and whose chord bears North 87°11'23" West a distance of 260.45 feet;
15. North 00°33'08" West a distance of 9.00 feet to a point of non-tangent curve;
16. along the arc of a curve to the left having a radius of 1843.00 feet, a central angle of 1°51'58", an arc length of 60.03 feet and whose chord bears South 87°48'32" West a distance of 60.02 feet;
17. South 00°33'08" East a distance of 9.01 feet to a point of non-tangent curve;
18. along the arc of a curve to the left having a radius of 1834.00 feet, a central angle of 10°12'57", an arc length of 327.00 feet and whose chord bears South 81°45'19" West a distance of 326.57 feet;
19. North 10°05'03" West a distance of 9.01 feet to a point of non-tangent curve;
20. along the arc of a curve to the left having a radius of 1843.00 feet, a central angle of 1°18'32", an

arc length of 42.10 feet and whose chord bears South 76°00'32" West a distance of 42.10 feet;  
21. South 10°05'03" East a distance of 11.04 feet to a point of non-tangent curve;  
22. along the arc of a curve to the left having a radius of 1832.00 feet, a central angle of 17°15'07", an  
arc length of 551.62 feet and whose chord bears South 66°42'04" West a distance of 549.54 feet;  
23. South 58°04'30" West a distance of 173.95 feet to a point of non-tangent curve;  
24. along the arc of a curve to the left having a radius of 2921.00 feet, a central angle of 0°12'57", an  
arc length of 11.01 feet and whose chord bears North 29°42'43" West a distance of 11.01 feet;  
25. South 58°04'30" West a distance of 38.03 feet to a point of non-tangent curve;  
thence along the arc of a curve to the left having a radius of 2883.00 feet, a central angle of 14°31'11",  
an arc length of 730.60 feet and whose chord bears North 37°03'07" West a distance of 728.64 feet;  
thence North 44°18'43" West a distance of 443.25 feet to a point of curve;  
thence along the arc of a curve to the right having a radius of 517.00 feet, a central angle of  
133°45'35", an arc length of 1206.96 feet and whose chord bears North 22°34'05" East a distance of  
950.95 feet;  
thence North 89°26'52" East a distance of 368.98 feet;  
thence North 04°47'39" East a distance of 15.51 feet;  
thence North 89°29'35" East a distance of 50.21 feet;  
thence South 04°47'39" West a distance of 15.47 feet;  
thence North 89°26'52" East a distance of 126.48 feet to a point of curve;  
thence along the arc of a curve to the left having a radius of 733.00 feet, a central angle of 4°55'29",  
an arc length of 63.00 feet and whose chord bears North 86°59'08" East a distance of 62.98 feet;  
thence North 00°31'19" West a distance of 94.58 feet to a point 50.00 feet southerly of said northerly  
line of the Northeast Quarter of said Section 10;  
thence North 89°28'41" East, parallel with and 50.00 feet southerly of said northerly line of the  
Northeast Quarter of Section 10, a distance of 2486.60 feet to the **POINT OF BEGINNING**.

Containing 5,379,057 square feet or 123.486 acres, more or less.

**BASIS OF BEARING:** Bearings are based on the easterly line of the northeast Quarter of Section 10,  
Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of  
Colorado bearing North 00°33'08" West, based on NAD 83/92 Colorado State Plane Central Zone  
Coordinates and as marked by a found 3-1/4" aluminum cap stamped: ZBS INC PLS 11434 at the  
Northeast corner of said Section 10 and by a found 3-1/4" aluminum cap stamped: ZBS INC PLS  
11434 at the East Quarter Corner of said Section 10

propose to lay out, plat and subdivide said land, territory or real property into blocks, lots and tracts,  
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,  
accompanied by a certificate of title from the attorney for the City and County of Denver; and

**WHEREAS**, said subdivision was surveyed by or under the direction of the City Engineer of the  
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  
Municipal Code of the City and County of Denver, and said plat has been approved by the City  
Engineer, the Executive Director of Community Planning and Development, the Executive Director of

1 the Department of Transportation and Infrastructure and the Executive Director of Parks and  
2 Recreation;

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

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

7 **Section 2.** That the said plat or map of Central Park Filing No. 57 be and the same are hereby  
8 accepted by the Council of the City and County of Denver.

9

10 COMMITTEE APPROVAL DATE: October 20, 2020 by Consent

11 MAYOR-COUNCIL DATE: October 27, 2020

12 PASSED BY THE COUNCIL: \_\_\_\_\_

13 \_\_\_\_\_ - PRESIDENT

14 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
15 EX-OFFICIO CLERK OF THE  
16 CITY AND COUNTY OF DENVER  
17

18 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: October 29, 2020

19 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of the  
20 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
21 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §  
22 3.2.6 of the Charter.

23

24 Kristin M. Bronson, Denver City Attorney

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