

**BY AUTHORITY**

RESOLUTION NO. CR21-1067

COMMITTEE OF REFERENCE:

SERIES OF 2021

Land Use, Transportation & Infrastructure

**A RESOLUTION**

**Accepting and approving the plat of Central Park Filing No. 62.**

**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 PARCEL OF LAND BEING A PORTION OF STAPLETON FILING NO. 39 ACCORDING THE PLAT THEREOF RECORDED JANUARY 18, 2013 IN THE RECORDS OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF DENVER AT RECEPTION NO. 2013008622 TOGETHER WITH A PORTION OF UNPLATTED LAND, ALL LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 22 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT NORTH ONE-QUARTER CORNER OF SAID SECTION 22; THENCE SOUTH 12°11'36" WEST, A DISTANCE OF 1,145.00 FEET TO A POINT ON THE WESTERLY LINE OF THAT PARTICULAR PARCEL OF LAND DESCRIBED AS "PARCEL 13-001 D" IN PROPERTY DEED RECORDED JUNE 4, 2004 IN SAID RECORDS AT RECEPTION NO. 2004120463 AND **THE POINT OF BEGINNING**;

THENCE SOUTH 00°25'06" EAST, COINCIDENT WITH SAID WESTERLY LINE, A DISTANCE OF 1,288.29 FEET TO THE NORTHEAST CORNER OF THAT PARTICULAR PARCEL OF LAND DESCRIBED AS "ALTA PARCEL 1 (TOS)" IN SPECIAL WARRANTY DEED RECORDED JULY 1, 2009 IN SAID RECORDS AT RECEPTION NO. 2009082914;

THENCE COINCIDENT WITH THE NORTHERLY LINES OF SAID "ALTA PARCEL 1 (TOS)" THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 70°11'11" WEST A DISTANCE OF 932.62 FEET TO A 1,750.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;
2. THENCE WESTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 15°23'02" AN ARC DISTANCE OF 469.87 FEET FEET TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 3, STAPLETON FILING NO. 39;
3. THENCE NORTH 85°34'13" WEST, COINCIDENT WITH SAID EASTERLY EXTENSION AND SOUTH LINE, A DISTANCE OF 404.94 FEET TO THE EASTERLY LINE OF TRACT A, CENTRAL PARK BLVD. FILING NO. 1, RECORDED JUNE 22, 2012 IN SAID RECORDS AT RECEPTION NO. 2012082116, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 3, STAPLETON FILING NO. 39;

1 THENCE ALONG THE EASTERLY LINES OF SAID TRACT A, BEING ALSO THE WESTERLY  
2 LINES OF SAID LOT 3, THE FOLLOWING THREE (3) COURSES:

- 3 1. THENCE NORTH 00°00'00" EAST A DISTANCE OF 53.20 FEET;
- 4
- 5 2. THENCE NORTH 45°07'52" WEST A DISTANCE OF 75.08 FEET;
- 6
- 7 3. THENCE NORTH 00°00'00" EAST A DISTANCE OF 193.20 FEET TO THE NORTHERLY  
8 LINE OF SAID LOT 3, ALSO BEING THE SOUTHERLY LINE OF LOT 4, STAPLETON  
9 FILING NO. 39;
- 10

11 THENCE NORTH 90°00'00" EAST, COINCIDENT WITH SAID COMMON LINE, A DISTANCE OF  
12 252.66 FEET TO A 25.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS  
13 NORTH, SAID POINT BEING THE SOUTHEASTERLY CORNER OF TRACT D, STAPLETON  
14 FILING NO 39, SAID POINT ALSO BEING ON THE WESTERLY LINE OF LOT 2, STAPLETON  
15 FILING 39

16  
17 THENCE COINCIDENT WITH THE EASTERLY AND SOUTHERLY LINES OF SAID TRACT D,  
18 BEING ALSO THE WESTERLY AND NORTHERLY LINES OF SAID LOT 2, THE FOLLOWING  
19 FIVE (5) COURSES:

- 20
- 21 1. THENCE NORTHWESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE,  
22 THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 39.27 FEET;
- 23
- 24 2. THENCE NORTH 00°00'00" EAST A DISTANCE OF 141.36 FEET TO A 25.00 FOOT  
25 RADIUS TANGENT CURVE WHOSE CENTER BEARS EAST;
- 26
- 27 3. THENCE NORTHEASTERLY, COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL  
28 ANGLE OF 68°17'41" AN ARC DISTANCE OF 29.80 FEET TO A 217.50 FOOT RADIUS  
29 NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 17°05'50" EAST;
- 30
- 31 4. THENCE EASTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A  
32 CENTRAL ANGLE OF 17°05'50" AN ARC DISTANCE OF 64.90 FEET;
- 33
- 34 5. THENCE NORTH 90°00'00" EAST A DISTANCE OF 116.80 FEET TO THE WESTERLY  
35 LINE OF TRACT C, STAPLETON FILING NO. 39;
- 36

37 THENCE COINCIDENT WITH THE WESTERLY LINES OF SAID TRACT C THE FOLLOWING  
38 THREE (3) COURSES:

- 39
- 40 1. THENCE NORTH 00°00'00" EAST, COINCIDENT WITH THE EASTERLY LINES OF  
41 TRACT D AND LOT 1, STAPLETON FILING NO. 39, A DISTANCE OF 368.29 FEET;
- 42
- 43 2. THENCE NORTH 11°18'36" WEST A DISTANCE OF 9.82 FEET;
- 44
- 45 3. THENCE NORTH 78°41'24" WEST A DISTANCE OF 9.82 FEET TO THE SOUTHERLY  
46 LINE OF TRACT A, STAPLEON FILING NO. 39, SAID LINE ALSO BEING NORTHERLY  
47 LINE OF SAID TRACT C AND THE WESTERLY EXTENSION OF THE SOUTHERLY LINE  
48 OF TRACT B, STAPLETON FILING NO. 59, RECORDED DECEMBER 12, 2019 IN SAID  
49 RECORDS AT RECEPTION NO. 2019174399;
- 50

1 THENCE COINCIDENT WITH SAID WESTERLY EXTENSION AND THE SOUTHERLY LINES OF  
2 SAID TRACT B THE FOLLOWING THREE (3) COURSES:

3 1. THENCE NORTH 90°00'00" EAST A DISTANCE OF 1,290.65 FEET;

4  
5 2. THENCE SOUTH 75°10'43" EAST A DISTANCE OF 9.97 FEET;

6  
7 3. THENCE SOUTH 11°54'44" EAST A DISTANCE OF 9.86 FEET TO A POINT ON THE  
8 WESTERLY LINE OF TRACT A, STAPLETON FILING NO. 59;

9  
10 THENCE SOUTH 00°25'06" EAST, COINCIDENT SAID WESTERLY LINE, A DISTANCE OF 5.00  
11 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A;

12  
13 THENCE NORTH 89°34'54" EAST, COINCIDENT WITH THE SOUTHERLY LINE OF SAID  
14 TRACT A, A DISTANCE OF 68.00 FEET TO THE **POINT OF BEGINNING**.

15  
16 CONTAINING 1,617,087 SQUARE FEET (37.12320 ACRES), MORE OR LESS

17  
18 propose to lay out, plat and subdivide said land, territory or real property into lots and a tract, and have  
19 submitted to the Council of the City and County of Denver a plat of such proposed subdivision under  
20 the name and style aforesaid, showing the adjacent streets and platted territory, accompanied by a  
21 certificate of title from the attorney for the City and County of Denver; and



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

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

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

33 **Section 2.** That the said plat or map of Central Park Filing No. 62 be and the same is hereby  
34 accepted by the Council of the City and County of Denver.

35  
36 **REMAINDER OF PAGE INTENTIONALLY BLANK**

1 COMMITTEE APPROVAL DATE: September 21, 2021 by Consent  
2 MAYOR-COUNCIL DATE: September 28, 2021  
3 PASSED BY THE COUNCIL: October 4, 2021  
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: September 30, 2021  
10 Pursuant to section 13-9, 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: Sep 30, 2021