

1 **BY AUTHORITY**

2 RESOLUTION NO. CR21-1350
3 SERIES OF 2021

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Accepting and approving the plat of Peña Station Filing No. 3**

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

9 A PARCEL OF LAND BEING A PORTION OF THE PROPERTY RECORDED UNDER RECEPTION
10 NO. 2015066262 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER,
11 LOCATED IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF
12 THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE
13 PARTICULARLY DESCRIBED AS FOLLOWS:

14
15 THE BASIS OF BEARING: THE NORTH LINE OF THE NORTHEAST ¼ OF SECTION 9,
16 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY
17 A 3-1/4" ALUMINUM CAP STAMPED "LS 27278" IN A RANGE BOX AT THE NORTHEAST
18 CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 29425", AT THE NORTH ¼ CORNER,
19 BEING ASSUMED TO BEAR S89°51'30"E A DISTANCE OF 2648.19 FEET.

20
21 COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 9, TOWNSHIP 3 SOUTH,
22 RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

23
24 THENCE S53°08'30"E A DISTANCE OF 1,635.96 FEET, TO A POINT ON THE EASTERLY LINE
25 OF PENA STATION FILING NO. 2 RECORDED UNDER RECEPTION NO. 2020050433 IN THE
26 RECORDS OF THE DENVER COUNTY CLERK AND RECORDER, SAID POINT BEING THE
27 POINT OF BEGINNING;

28
29 THENCE ON SAID EASTERLY LINE, THE FOLLOWING TWO (2) COURSES:

- 30 1. N76°58'54"E A DISTANCE OF 58.86 FEET;
31 2. N00°11'13"W A DISTANCE OF 409.70 FEET, TO A POINT OF TANGENT CURVE;

32 THENCE DEPARTING SAID EASTERLY LINE, THE FOLLOWING TWELVE (12) COURSES:

33 1. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, A
34 CENTRAL ANGLE OF 89°41'15" AND AN ARC LENGTH OF 70.44 FEET, TO A POINT OF
35 TANGENT

36
37 2. S89°52'28"E A DISTANCE OF 510.09 FEET, TO A POINT OF CURVE;

38 3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A
39 CENTRAL ANGLE OF 90°18'45" AND AN ARC LENGTH OF 47.29 FEET, TO A POINT OF
40 TANGENT;

41
42 4. N00°11'13"W A DISTANCE OF 5.00 FEET;

- 1 5. N89°48'47"E A DISTANCE OF 80.00 FEET;
- 2 6. S00°11'13"E A DISTANCE OF 5.76 FEET, TO A POINT OF CURVE;
- 3 7. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A
- 4 CENTRAL ANGLE OF 89°41'15" AND AN ARC LENGTH OF 46.96 FEET, TO A POINT OF
- 5 TANGENT;
- 6
- 7 8. S89°52'28"E A DISTANCE OF 6.08 FEET;
- 8 9. S00°07'32"W A DISTANCE OF 70.00 FEET;
- 9 10. N89°52'28"W A DISTANCE OF 5.38 FEET, TO A POINT OF CURVE;
- 10 11. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A
- 11 CENTRAL ANGLE OF 90°18'45" AND AN ARC LENGTH OF 47.29 FEET, TO A POINT OF
- 12 TANGENT;
- 13
- 14 12. S00°11'13"E A DISTANCE OF 668.34 FEET, TO A POINT ON THE EASTERLY LINE OF
- 15 SAID PENA STATION FILING NO. 2;
- 16
- 17 THENCE ON SAID EASTERLY LINE, THE FOLLOWING TWO (2) COURSES:
- 18 1. N89°52'28"W A DISTANCE OF 232.76 FEET, TO A POINT OF CURVE;
- 19 2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 505.00 FEET, A
- 20 CENTRAL ANGLE OF 76°51'22" AND AN ARC LENGTH OF 677.40 FEET, TO THE POINT OF
- 21 BEGINNING.

22
23 CONTAINING A CALCULATED AREA OF 491,522 SQUARE FEET OR 11.2838 ACRES

24 propose to lay out, plat and subdivide said land, territory or real property into a block, lot and tract,
25 and have submitted to the Council of the City and County of Denver a plat of such proposed
26 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,
27 accompanied by a certificate of title from the attorney for the City and County of Denver; and
28 dedicating the streets, avenues, easements, public utilities and cable television easements as shown
29 thereon; and

30 **WHEREAS**, said subdivision was surveyed by or under the direction of the City Engineer of
31 the City and County of Denver and said City Engineer has certified as to the accuracy of said survey
32 and said plat or map and their conformity with the requirements of Chapter 49, Article III of the
33 Revised Municipal Code of the City and County of Denver, and said plat has been approved by the
34 City Engineer, the Executive Director of Community Planning and Development, the Executive
35 Director of the Department of Transportation and Infrastructure and the Executive Director of Parks
36 and Recreation;

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

38 **Section 1.** That the Council hereby finds and determines that said land, territory, or real

1 property has been platted in strict conformity with the requirements of the Charter of the City and
2 County of Denver.

3 **Section 2.** That the said plat or map of Peña Station Filing No. 3 and dedicating to the City
4 and County of Denver the streets, avenues, easements, public utilities and cable television
5 easements, as shown thereon, be and the same are hereby accepted by the Council of the City and
6 County of Denver.

7 COMMITTEE APPROVAL DATE: November 9, 2021 by Consent

8 MAYOR-COUNCIL DATE: November 16, 2021

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: Martin A. Plate, Assistant City Attorney DATE: November 18, 2021

16 Pursuant to section 13-9, 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: Jonathan Griffin, Assistant City Attorney DATE: Nov 17, 2021