

BY AUTHORITY

RESOLUTION NO. **76**
SERIES OF 2009

COMMITTEE OF REFERENCE

A RESOLUTION

Public Works

Accepting and approving the plat of Belleview Station Filing No. 2.

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 LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 5 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 SOUTHEAST CORNER OF SAID SECTION 8;

THENCE NORTH 53°30'00" WEST, A DISTANCE OF 49.94 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND RECORDED ON JUNE 6, 1991, AT RECEPTION NO. R-91-0051230 OF THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, SAID POINT ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF BELLEVIEW AVENUE AND THE POINT OF BEGINNING;

THENCE SOUTH 89°34'48" WEST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 190.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AND ALSO BEING THE SOUTHEAST CORNER OF BELLEVIEW STATION FILING NO. 1, A SUBDIVISION PLAT RECORDED ON AUGUST 8, 2007 AT RECEPTION NO. 2007123868 IN SAID RECORDS;

THENCE ALONG THE BOUNDARY OF SAID PLAT FOR THE FOLLOWING THIRTY ONE (31) COURSES:

1. THENCE NORTH 00°16'41" WEST, A DISTANCE OF 14.24 FEET;
2. THENCE NORTH 81°35'40" WEST, A DISTANCE OF 61.25 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 07°12'57" WEST;
3. THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2932.79 FEET, A CENTRAL ANGLE OF 01°27'50, AND AN ARC LENGTH OF 74.93 FEET;
4. THENCE NORTH 60°00'45" WEST, NON-TANGENT TO THE PREVIOUS CURVE, A DISTANCE OF 12.26 FEET;
5. THENCE NORTH 04°52'15" EAST, A DISTANCE OF 27.70 FEET;
6. THENCE NORTH 85°07'45" WEST, A DISTANCE OF 68.00 FEET;
7. THENCE SOUTH 04°52'15" WEST, A DISTANCE OF 27.71 FEET;
8. THENCE SOUTH 69°25'32" WEST, A DISTANCE OF 12.08 FEET TO A NON-TANGENT POINT OF CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 03°59'36" WEST;
9. THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2932.79 FEET, A CENTRAL ANGLE OF 03°33'21", AND AN ARC LENGTH OF 182.01 FEET;
10. THENCE NORTH 00°00'00" EAST, A DISTANCE OF 168.17 FEET;
11. THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 23.17 FEET;
12. THENCE NORTH 00°00'00" EAST, A DISTANCE OF 218.91 FEET;
13. THENCE NORTH 72°40'30" EAST, A DISTANCE OF 66.76 FEET TO A POINT OF TANGENT CURVE TO THE RIGHT;
14. THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 312.00 FEET, A CENTRAL ANGLE OF 09°53'29", AND AN ARC LENGTH OF 53.86 FEET TO A POINT OF NONTANGENT CURVE

1 TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 61°02'58" WEST;
2 15. THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 59.00
3 FEET, A CENTRAL ANGLE OF 80°21'44", AND AN ARC LENGTH OF 82.75 FEET TO A POINT OF
4 NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 08°10'42" EAST;
5 16. THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 388.00
6 FEET, A CENTRAL ANGLE OF 07°52'29", AND AN ARC LENGTH OF 53.33 FEET TO A POINT
7 OF TANGENT;
8 17. THENCE NORTH 89°41'48" EAST, A DISTANCE OF 41.73 FEET;
9 18. THENCE NORTH 00°16'51" WEST, A DISTANCE OF 202.97 FEET;
10 19. THENCE NORTH 90°00'00" WEST, A DISTANCE OF 347.35 FEET;
11 20. THENCE SOUTH 12°07'11" WEST, A DISTANCE OF 12.46 FEET TO A POINT OF TANGENT
12 CURVE TO THE LEFT;
13 21. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 966.00 FEET, A CENTRAL
14 ANGLE OF 12°07'11", AND AN ARC LENGTH OF 204.34 FEET TO A POINT OF TANGENT;
15 22. THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 16.00 FEET;
16 23. THENCE NORTH 90°00'00" WEST, A DISTANCE OF 68.00 FEET;
17 24. THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 34.00 FEET;
18 25. THENCE NORTH 90°00'00" WEST, A DISTANCE OF 59.00 FEET TO A POINT OF TANGENT
19 CURVE TO THE LEFT;
20 26. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 788.00 FEET, A CENTRAL
21 ANGLE OF 05°56'43", AND AN ARC LENGTH OF 81.77 FEET TO A POINT OF TANGENT;
22 27. THENCE SOUTH 84°03'17" WEST, A DISTANCE OF 176.14 FEET TO A POINT OF TANGENT
23 CURVE TO THE RIGHT;
24 28. THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 712.00 FEET, A CENTRAL
25 ANGLE OF 05°39'54", AND AN ARC LENGTH OF 70.40 FEET TO A POINT OF TANGENT;
26 29. THENCE SOUTH 89°43'11" WEST, A DISTANCE OF 43.34 FEET;
27 30. THENCE NORTH 45°16'49" WEST, A DISTANCE OF 24.49 FEET;
28 31. THENCE SOUTH 89°43'11" WEST, A DISTANCE OF 9.84 FEET TO THE EASTERLY LINE OF A
29 PARCEL DESCRIBED AT WARRANTY DEED RECORDED ON FEBRUARY 1, 2007 AT RECEPTION
30 NO. 2007018153 IN SAID RECORDS;
31
32 THENCE NORTH 00°16'49" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 563.96 FEET TO
33 A POINT OF NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH
34 89°43'20" WEST;
35
36 THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 550.50 FEET, A
37 CENTRAL ANGLE OF 14°08'08", AND AN ARC LENGTH OF 135.81 FEET TO A POINT OF NON
38 TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 88°47'41" EAST;
39
40 THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 73.13 FEET, A
41 CENTRAL ANGLE OF 12°05'05", AND AN ARC LENGTH OF 15.42 FEET TO THE SOUTHERLY RIGHT-
42 OF-WAY LINE OF UNION AVENUE AS RECORDED ON JUNE 26, 1992 AT RECEPTION NO. R-92-
43 007113, ORDINANCE NO. 560, SERIES OF 1992;
44
45 THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:
46
47 1. THENCE NORTH 73°04'21" EAST, A DISTANCE OF 11.27 FEET TO A POINT OF NON-TANGENT
48 CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 73°04'04" EAST;
49 2. THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00
50 FEET, A CENTRAL ANGLE OF 56°08'27", AND AN ARC LENGTH OF 88.19 FEET TO A POINT
51 OF TANGENT ON THE SOUTHERLY RIGHT OF WAY LINE OF UNION AVENUE AS RECORDED ON
52 JUNE 26, 1992 AT RECEPTION NO. R-92-007113, ORDINANCE NO. 560, SERIES OF 1992 IN THE
53 RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER;
54
55 THENCE NORTH 73°04'21" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF

1 328.17 FEET TO A POINT OF TANGENT CURVE TO THE RIGHT;
2
3 THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:
4
5 1. THENCE ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET, A
6 CENTRAL ANGLE OF 38°58'19", AND AN ARC LENGTH OF 61.22 FEET;
7 2. THENCE NORTH 73°04'21" EAST, NON-TANGENT TO THE PREVIOUS CURVE, A DISTANCE OF
8 172.62 FEET;
9
10 THENCE SOUTH 13°57'11" WEST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, A
11 DISTANCE OF 12.55 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT, THE CENTER OF
12 WHICH BEARS SOUTH 58°54'17" EAST;
13
14 THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 85.50 FEET, A
15 CENTRAL ANGLE OF 34°19'11", AND AN ARC LENGTH OF 51.21 FEET TO A POINT OF TANGENT;
16
17 THENCE SOUTH 03°13'28" EAST, A DISTANCE OF 236.88 FEET;
18
19 THENCE SOUTH 07°11'54" EAST, A DISTANCE OF 60.52 FEET;
20
21 THENCE SOUTH 86°10'47" EAST, A DISTANCE OF 21.77 FEET TO A POINT OF NON-TANGENT
22 CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 06°04'57" WEST;
23
24 THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 312.00 FEET, A
25 CENTRAL ANGLE OF 22°06'26", AND AN ARC LENGTH OF 120.38 FEET TO A POINT OF TANGENT;
26
27 THENCE NORTH 61°48'37" EAST, A DISTANCE OF 126.80 FEET;
28
29 THENCE SOUTH 28°11'23" EAST; A DISTANCE OF 154.84 FEET TO A POINT OF TANGENT CURVE
30 TO THE RIGHT;
31
32 THENCE ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 384.00 FEET, A
33 CENTRAL ANGLE OF 12°39'51", AND AN ARC LENGTH OF 84.88 FEET TO THE WESTERLY LINE OF
34 HOMESTEAD VILLAGE S. QUEBEC STREET NO. 114, A PLANNED BUILDING GROUP, AS
35 RECORDED ON MAY 5, 1995 AT RECEPTION NO. 9500051274 IN SAID RECORDS;
36
37 THENCE SOUTH 00°16'51" EAST, ALONG SAID WEST LINE AND ITS SOUTHERLY EXTENSION, A
38 DISTANCE OF 443.95 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CHENANGO AVENUE AS
39 RECORDED AT RECEPTION NO. 89-008911, ORDINANCE NO. 1120, SERIES OF 1996, SAID POINT
40 BEING ON A NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH
41 00°16'51" EAST;
42
43 THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING THREE (3) COURSES:
44
45 1. THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 719.00
46 FEET, A CENTRAL ANGLE OF 12°05'25", AND AN ARC LENGTH OF 151.72 FEET TO A POINT
47 OF REVERSE CURVE;
48 2. THENCE ALONG SAID REVERSE CURVE HAVING A RADIUS OF 781.00 FEET, A CENTRAL
49 ANGLE OF 10°43'38", AND AN ARC LENGTH OF 146.22 FEET TO A POINT OF REVERSE CURVE;
50 3. THENCE ALONG SAID REVERSE CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL
51 ANGLE OF 35°35'39", AND AN ARC LENGTH OF 15.53 FEET TO THE WESTERLY
52 RIGHT-OF-WAY LINE OF S. QUEBEC STREET AS RECORDED ON MAY 17, 2005 AT
53 RECEPTION NO. 2005081876, ORDINANCE NO. 2005-0488, IN SAID RECORDS, TO A POINT
54 OF NON-TANGENT;
55

1 THENCE ALONG THE WESTERLY AND SOUTHERLY RIGHT-OF-WAY LINES DESCRIBED IN SAID
2 ORDINANCE NO. 2005-0488 FOR THE FOLLOWING TWO (2) COURSES:

3
4 1. THENCE SOUTH 00°16'41" EAST, A DISTANCE OF 281.30 FEET TO A POINT ON THE
5 NORTHERLY LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. R-91-0051230 IN SAID
6 RECORDS;

7 2. THENCE NORTH 89°34'48" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 10.00
8 FEET TO THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED AT R-91-0051230 IN SAID
9 RECORDS;

10
11 THENCE SOUTH 00°16'41" EAST, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF
12 150.00 FEET TO THE POINT OF BEGINNING.

13
14 THE ABOVE DESCRIBED PARCEL ENCOMPASSES 859,291 SQUARE FEET OR 19.7266 ACRES
15 MORE OR LESS.

16
17 propose to lay out, plat and subdivide said land, territory or real property into blocks, lots, and tracts,
18 and have submitted to the Council of the City and County of Denver a plat of such proposed
19 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,
20 accompanied by a certificate of title from the attorney for the City and County of Denver; and
21 dedicating the streets, avenues, public utilities and cable television easements as shown thereon.

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

28
29 **NOW THEREFORE,**
30 **BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

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

36
37 **Section 2.** That the said plat or map of Belleview Station Filing No. 2 and dedicating to the
38 City and County of Denver the streets, avenues, public utilities and cable television easements, be
39 and the same are hereby accepted by the Council of the City and County of Denver.

