

1 **BY AUTHORITY**

2 RESOLUTION NO. CR16-0045
3 SERIES OF 2016

COMMITTEE OF REFERENCE:
Infrastructure & Culture

4
5 **A RESOLUTION**

6 **Accepting and approving the plat of Green Valley Ranch Filing No. 62.**
7

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

10 A PARCEL OF LAND BEING A PART OF LOT 1, MOFFITT TRACT, A SUBDIVISION PLAT RECORDED JANUARY
11 17, 1973 UNDER RECEPTION NO. 987096 IN THE RECORDS OF THE CLERK AND RECORDER OF THE
12 COUNTY OF ADAMS, STATE OF COLORADO AND A PORTION THE NORTHWEST QUARTER OF SECTION 15,
13 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
14 DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
15

16 BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID
17 SECTION 15, BEING CONSIDERED TO BEAR SOUTH 00°10'03" EAST, WITH ALL BEARINGS HEREIN RELATIVE
18 THERETO.
19

20 **COMMENCING** AT THE NORTH QUARTER CORNER OF SAID SECTION 15;

21
22 THENCE, ALONG SAID EAST LINE, SOUTH 00°10'03" EAST, A DISTANCE OF 110.75 FEET;

23
24 THENCE, DEPARTING SAID EAST LINE, SOUTH 89°49'57" WEST, A DISTANCE OF 60.00 FEET TO THE WEST
25 RIGHT-OF-WAY OF DUNKIRK STREET AND THE **POINT OF BEGINNING**.

26
27 THENCE, ALONG SAID WEST RIGHT-OF-WAY, SOUTH 00°10'03" EAST, A DISTANCE OF 1,929.85 FEET TO THE
28 NORTHEAST CORNER OF TRACT E, GREEN VALLEY RANCH FILING NO. 37, A SUBDIVISION PLAT
29 RECORDED UNDER RECEPTION NO. 2003004077 IN THE RECORDS OF THE CLERK AND RECORDER OF
30 SAID CITY AND COUNTY OF DENVER;

31
32 THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT E THE FOLLOWING THREE (3) COURSES:

- 33
34 1. SOUTH 83°09'30" WEST, A DISTANCE OF 23.09 FEET;
- 35
36 2. SOUTH 42°07'02" WEST, A DISTANCE OF 76.97 FEET;
- 37
38 3. SOUTH 02°50'54" WEST, A DISTANCE OF 34.55 FEET TO A POINT ON THE NORTHERLY BOUNDARY
39 OF THOSE DEEDS RECORDED UNDER RECEPTION NUMBERS 2015117542, 2015117543 AND
40 2015117544, IN SAID RECORDS;

41
42 THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING TWELVE (12) COURSES:

- 43
44 1. SOUTH 72°33'16" WEST, A DISTANCE OF 232.29 FEET;
- 45
46 2. NORTH 69°25'55" WEST, A DISTANCE OF 310.51 FEET;
- 47
48 3. NORTH 49°53'34" WEST, A DISTANCE OF 293.33 FEET;
- 49
50 4. NORTH 53°30'18" WEST, A DISTANCE OF 363.60 FEET;
- 51
52 5. NORTH 17°09'47" WEST, A DISTANCE OF 69.86 FEET;
- 53
54 6. NORTH 58°49'05" WEST, A DISTANCE OF 206.13 FEET;

- 1 7. NORTH 31°32'53" WEST, A DISTANCE OF 110.34 FEET;
- 2
- 3 8. NORTH 21°29'50" WEST, A DISTANCE OF 132.24 FEET;
- 4
- 5 9. NORTH 56°19'38" WEST, A DISTANCE OF 204.27 FEET;
- 6
- 7 10. NORTH 23°40'53" WEST, A DISTANCE OF 303.10 FEET;
- 8
- 9 11. NORTH 59°17'32" WEST, A DISTANCE OF 163.10 FEET;
- 10
- 11 12. SOUTH 72°57'54" WEST, A DISTANCE OF 93.63 FEET TO THE EASTERLY LINE OF THE SOUTHWEST
- 12 QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15;
- 13

14 THENCE DEPARTING SAID NORTHERLY BOUNDARY, ALONG SAID EASTERLY LINE AND ALONG THE
15 EASTERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST
16 QUARTER OF SAID SECTION 15, NORTH 00°13'52" WEST, A DISTANCE OF 773.98 FEET TO THE SOUTHERLY
17 RIGHT-OF-WAY OF EAST 56TH AVENUE;

18
19 THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- 20
- 21 1. NORTH 89°26'46" EAST, A DISTANCE OF 1,712.29 FEET;
- 22
- 23 2. SOUTH 00°10'03" EAST, A DISTANCE OF 15.00 FEET;
- 24
- 25 3. NORTH 89°26'46" EAST, A DISTANCE OF 200.47 FEET TO SAID WESTERLY RIGHT-OF-WAY OF
- 26 DUNKIRK STREET AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY
- 27 HAVING A RADIUS OF 50.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 45°00'59"
- 28 WEST;
- 29

30 THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY SOUTHEASTERLY ALONG SAID CURVE, THROUGH A
31 CENTRAL ANGLE OF 44°48'58", AN ARC LENGTH OF 39.11 FEET TO THE POINT OF BEGINNING.

32
33 CONTAINING AN AREA OF 71.005 ACRES, (3,092,977 SQUARE FEET), MORE OR LESS.

34
35 propose to lay out, plat and subdivide said land, territory or real property into blocks, lots, tracts
36 and streets, and have submitted to the Council of the City and County of Denver a plat of such
37 proposed subdivision under the name and style aforesaid, showing the adjacent streets and
38 platted territory, accompanied by a certificate of title from the attorney for the City and County of
39 Denver; and dedicating the public right-of-way, wastewater easements, public utilities and cable
40 television easements as shown thereon.

41 **WHEREAS**, said subdivision was surveyed by or under the direction of the City Engineer of
42 the City and County of Denver and said City Engineer has certified as to the accuracy of said
43 survey and said plat or map and their conformity with the requirements of Chapter 49, Article III of
44 the Revised Municipal Code of the City and County of Denver, and said plat has been approved by
45 the City Engineer, the Executive Director of Community Planning and Development, the Executive
46 Director of Public Works and the Executive Director of Parks and Recreation;

47 **NOW THEREFORE,**

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

49 **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 Green Valley Ranch Filing No. 62 and dedicating to
4 the City and County of Denver the public right-of-way, wastewater easements, public utilities and
5 cable television easements, as shown thereon, be and the same are hereby accepted by the
6 Council of the City and County of Denver.

7 COMMITTEE APPROVAL DATE: January 28, 2016

8 MAYOR-COUNCIL DATE: February 2, 2016

9 PASSED BY THE COUNCIL: _____, 2016

10 _____ - PRESIDENT

11 ATTEST: _____ - CLERK AND RECORDER,
12 EX-OFFICIO CLERK OF THE
13 CITY AND COUNTY OF DENVER
14

15 PREPARED BY: Patrick A. Wheeler, Assistant City Attorney DATE: February 4, 2016

16 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of
17 the 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 D. Scott Martinez, Denver City Attorney

22 BY: _____, Assistant City Attorney DATE: _____, 2016