

**BY AUTHORITY**

RESOLUTION NO. CR14-0591  
SERIES OF 2014

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A RESOLUTION**

**Accepting and approving the plat of Green Valley Ranch Filing No. 39.**

**WHEREAS**, the property owner 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 PART OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTH ONE-QUARTER (S 1/4) CORNER OF SAID SECTION 14; THENCE N48°03'34"E, A DISTANCE OF 428.89 FEET TO A POINT ON THAT PARCEL OF LAND DESCRIBED AS PARCEL 3, OF THE "SPECIAL WARRANTY DEED TO TOWN CENTER METROPOLITAN DISTRICT" RECORDED AT RECEPTION NO. 2000053931, CITY AND COUNTY OF DENVER RECORDS SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE ALONG SAID PARCEL 3 THE FOLLOWING SIX (6) COURSES:

1. N65°16'13"W, A DISTANCE OF 239.12 FEET;
2. N80°51'07"W, A DISTANCE OF 155.20 FEET;
3. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 48°41'52", A RADIUS OF 150.00 FEET, AND AN ARC LENGTH OF 127.49 FEET;
4. ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 57°18'40", A RADIUS OF 150.00 FEET, AND AN ARC LENGTH OF 150.04 FEET;
5. N89°27'55"W, A DISTANCE OF 837.79 FEET;
6. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12°19'36", A RADIUS OF 1000.00 FEET, AND AN ARC LENGTH OF 215.14 FEET

TO THE SOUTHEAST CORNER OF PARCEL 1 OF "GREEN VALLEY RANCH GOLF COURSE BOUNDARY REVISION," AS RECORDED AT RECEPTION NO. 2002244312, CITY AND COUNTY OF DENVER RECORDS; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 1 THE FOLLOWING FOUR (4) COURSES:

1. ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 11°38'25", A RADIUS OF 240.00 FEET, AND AN ARC LENGTH OF 48.76 FEET;
2. N65°29'54"W, A DISTANCE OF 160.47 FEET;
3. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 106°14'03", A RADIUS OF 129.00 FEET, AND AN ARC LENGTH OF 239.18 FEET;
4. N40°44'10"E, A DISTANCE OF 173.42 FEET

1 TO A POINT ON SAID PARCEL 3 OF THE "SPECIAL WARRANTY DEED TO TOWN CENTER METROPOLITAN  
2 DISTRICT"; THENCE ALONG SAID PARCEL 3 THE FOLLOWING THREE (3) COURSES:

- 3 1. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 35°18'36", A  
4 RADIUS OF 500.00 FEET, AND AN ARC LENGTH OF 308.14 FEET;
- 5 2. N05°25'34"E, A DISTANCE OF 147.17 FEET;
- 6 3. N43°28'15"E, A DISTANCE OF 166.67 FEET

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8 TO A POINT ON THAT PARCEL OF LAND DESCRIBED AS PARCEL 5 OF THE "SPECIAL WARRANTY DEED TO  
9 THE CITY AND COUNTY OF DENVER," RECORDED AT RECEPTION NO. 2002108637, CITY AND COUNTY OF  
10 DENVER RECORDS; THENCE ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID PARCEL 5 THE  
11 FOLLOWING SEVENTEEN (17) COURSES:

- 12 1. S51°38'29"E, A DISTANCE OF 30.12 FEET;
- 13 2. N43°28'15"E, A DISTANCE OF 207.33 FEET;
- 14 3. S81°36'25"E, A DISTANCE OF 129.33 FEET;
- 15 4. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16°10'57", A  
16 RADIUS OF 1030.00 FEET, AND AN ARC LENGTH OF 290.91 FEET;
- 17 5. N82°12'38"E, A DISTANCE OF 20.16 FEET;
- 18 6. S38°55'09"E, A DISTANCE OF 169.93 FEET;
- 19 7. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 74°58'48", A  
20 RADIUS OF 305.00 FEET, AND AN ARC LENGTH OF 399.14 FEET;
- 21 8. N66°06'03"E, A DISTANCE OF 78.21 FEET;
- 22 9. N89°28'07"E, A DISTANCE OF 199.33 FEET;
- 23 10. S82°38'07"E, A DISTANCE OF 163.70 FEET;
- 24 11. S72°27'28"E, A DISTANCE OF 185.40 FEET;
- 25 12. S58°02'59"E, A DISTANCE OF 19.82 FEET;
- 26 13. S77°34'52"E, A DISTANCE OF 52.00 FEET;
- 27 14. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF  
28 48°47'15", A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 102.18 FEET, AND WHOSE CHORD BEARS  
29 S05°24'12"E, A DISTANCE OF 99.12 FEET;
- 30 15. ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 18°15'48", A  
31 RADIUS OF 1030.00 FEET, AN ARC LENGTH OF 328.32 FEET, AND WHOSE CHORD BEARS  
32 S09°51'32"W, A DISTANCE OF 326.93 FEET;
- 33 16. S00°43'38"W, A DISTANCE OF 205.16 FEET;
- 34 17. S06°12'50"W, A DISTANCE OF 434.03 FEET

35 TO A POINT ON THE NORTHWESTERLY BOUNDARY OF "GREEN VALLEY RANCH FILING NO. 35," A  
36 SUBDIVISION PLAT RECORDED IN BOOK 34 AT PAGES 8 - 13, RECEPTION NO. 2002124141, CITY AND  
37 COUNTY OF DENVER RECORDS; THENCE S76°47'41"W ALONG SAID NORTHWESTERLY BOUNDARY A  
38 DISTANCE OF 130.62 FEET TO THE **POINT OF BEGINNING**.

39 CONTAINING 45.663 ACRES OF LAND, MORE OR LESS.  
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1 propose to lay out, plat and subdivide said land, territory or real property into blocks, lots and  
2 tracts, and have submitted to the Council of the City and County of Denver a plat of such proposed  
3 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,  
4 accompanied by a certificate of title from the attorney for the City and County of Denver; and  
5 dedicating the wastewater easements and other utility easements as shown thereon.

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

12 **NOW THEREFORE,**

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

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

17 **Section 2.** That the said plat or map of Green Valley Ranch Filing No. 39 and dedicating to  
18 the City and County of Denver the wastewater easements and other utility easements, as shown  
19 thereon, be and the same are hereby accepted by the Council of the City and County of Denver.

20 COMMITTEE APPROVAL DATE: July 24, 2014 by consent

21 MAYOR-COUNCIL DATE: July 29, 2014

22 PASSED BY THE COUNCIL: \_\_\_\_\_, 2014

23 \_\_\_\_\_ - PRESIDENT

24 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
25 EX-OFFICIO CLERK OF THE  
26 CITY AND COUNTY OF DENVER  
27

28 PREPARED BY: Patrick A. Wheeler, Assistant City Attorney DATE: July 31 2014

29 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of  
30 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
31 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §  
32 3.2.6 of the Charter.

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34 D. Scott Martinez, Denver City Attorney

35 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2014