

BY AUTHORITY

RESOLUTION NO. CR14-0577
SERIES OF 2014

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A RESOLUTION

Accepting and approving the plat of Green Valley Ranch Filing No. 61.

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 HALF OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, FROM WHENCE THE SOUTHWEST CORNER OF SAID SECTION 15 BEARS SOUTH 89°31'41" WEST, 2641.67 FEET, FORMING THE BASIS OF BEARINGS WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 00°28'19" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GREEN VALLEY RANCH BOULEVARD AS RECORDED IN ORDINANCE 72, SERIES OF 1983, IN BOOK 2746 AT PAGES 330 AND 331, CITY AND COUNTY OF DENVER RECORDS, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°31'41" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 546.16 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ARGONNE STREET AS DEDICATED BY GREEN VALLEY RANCH FILING NO. 38, AS RECORDED UNDER RECEPTION NO. 2004057233, CITY AND COUNTY OF DENVER RECORDS, SAID POINT BEING A POINT OF CURVATURE;

THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID ARGONNE STREET, THE EASTERLY RIGHT OF WAY LINE OF CATHAY COURT AND THE SOUTHERLY RIGHT OF WAY LINE OF 50TH AVENUE, AS DEFINED BY SAID GREEN VALLEY RANCH FILING NO. 38, THE FOLLOWING FOURTEEN (14) COURSES:

1. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°59'55", AN ARC LENGTH OF 47.12 FEET, THE CHORD OF WHICH BEARS NORTH 45°28'22" WEST, 42.43 FEET;
2. NORTH 00°28'24" WEST, A DISTANCE OF 279.20 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 472.00 FEET, A CENTRAL ANGLE OF 9°53'33", AN ARC LENGTH OF 81.49 FEET, THE CHORD OF WHICH BEARS NORTH 05°25'10" WEST, 81.39 FEET TO A POINT OF REVERSE CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 84°41'53", AN ARC LENGTH OF 22.17 FEET, THE CHORD OF

- 1 WHICH BEARS NORTH 31°59'00" EAST, 20.21 FEET;
- 2 5. NORTH 74°19'56" EAST, A DISTANCE OF 44.47 FEET TO A POINT OF CURVATURE;
- 3 6. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET, A
- 4 CENTRAL ANGLE OF 36°21'58", AN ARC LENGTH OF 82.51 FEET, THE CHORD OF
- 5 WHICH BEARS NORTH 56°08'57" EAST, 81.13 FEET;
- 6 7. NORTH 37°57'58" EAST, A DISTANCE OF 188.01 FEET TO A POINT OF CURVATURE;
- 7 8. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 490.00 FEET, A
- 8 CENTRAL ANGLE OF 23°49'57", AN ARC LENGTH OF 203.82 FEET, THE CHORD OF
- 9 WHICH BEARS NORTH 26°03'00" EAST, 202.35 FEET;
- 10 9. NORTH 14°08'01" EAST, A DISTANCE OF 207.45 FEET TO A POINT OF CURVATURE;
- 11 10. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 490.00 FEET, A
- 12 CENTRAL ANGLE OF 14°08'03", AN ARC LENGTH OF 120.88 FEET, THE CHORD OF
- 13 WHICH BEARS NORTH 07°04'00" EAST, 120.57 FEET;
- 14 11. NORTH 00°00'02" WEST, A DISTANCE OF 103.43 FEET TO A POINT OF
- 15 CURVATURE;
- 16 12. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A
- 17 CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, THE CHORD OF
- 18 WHICH BEARS NORTH 44°59'58" EAST, 21.21 FEET;
- 19 13. NORTH 89°59'58" EAST, A DISTANCE OF 500.21 FEET TO A POINT OF CURVATURE;
- 20 14. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, A
- 21 CENTRAL ANGLE OF 06°32'22", AN ARC LENGTH OF 57.07 FEET, THE CHORD OF
- 22 WHICH BEARS NORTH 86°43'47" EAST, 57.04 FEET TO A POINT ON THE
- 23 WESTERLY RIGHT OF WAY LINE OF FLANDERS WAY AS DEDICATED BY GREEN
- 24 VALLEY RANCH FILING NO. 34, AS RECORDED UNDER RECEPTION NO.
- 25 2001129847, CITY AND COUNTY OF DENVER RECORDS, SAID POINT BEING A
- 26 POINT OF REVERSE CURVATURE;

27
28 THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5)
29 COURSES:

- 30
- 31 1. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL
- 32 ANGLE OF 84°59'14", AN ARC LENGTH OF 22.25 FEET, THE CHORD OF WHICH BEARS
- 33 SOUTH 54°02'47" EAST, 20.27 FEET;
- 34 2. SOUTH 11°33'10" EAST, A DISTANCE OF 68.22 FEET TO A POINT OF CURVATURE;
- 35 3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 440.00 FEET, A
- 36 CENTRAL ANGLE OF 11°32'57", AN ARC LENGTH OF 88.69 FEET, THE CHORD OF WHICH
- 37 BEARS SOUTH 05°46'41" EAST, 88.54 FEET;
- 38 4. SOUTH 00°00'13" EAST, A DISTANCE OF 1047.18 FEET TO A POINT OF CURVATURE;
- 39 5. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL
- 40 ANGLE OF 89°31'43", AN ARC LENGTH OF 23.44, THE CHORD OF WHICH BEARS SOUTH
- 41 44°45'38" WEST, 21.13 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID
- 42 GREEN VALLEY RANCH BOULEVARD;

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44 THENCE SOUTH 89°31'30" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE AND
45 PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A
46 DISTANCE OF 400.87 FEET TO THE POINT OF BEGINNING,

47
48 CONTAINING A CALCULATED AREA OF 980,665 SQUARE FEET OR 22.513 ACRES, MORE
49 OR LESS.

50
51 propose to lay out, plat and subdivide said land, territory or real property into blocks, lots and

1 tracts, and have submitted to the Council of the City and County of Denver a plat of such proposed
2 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,
3 accompanied by a certificate of title from the attorney for the City and County of Denver; and
4 dedicating the streets, avenues, wastewater easements, and other public places as shown
5 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. 61 and dedicating to
18 the City and County of Denver the streets, avenues, wastewater easements, and other public
19 places as shown thereon, be and the same are hereby accepted by the Council of the City and
20 County of Denver.

21 COMMITTEE APPROVAL DATE: July 17, 2014 by consent

22 MAYOR-COUNCIL DATE: July 22, 2014

23 PASSED BY THE COUNCIL: _____, 2014

24 _____ - PRESIDENT

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

28
29 PREPARED BY: Patrick A. Wheeler, Assistant City Attorney DATE: July 24, 2014

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31 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of
32 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
33 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §
34 3.2.6 of the Charter.

35
36 D. Scott Martinez, Denver City Attorney

37 BY: _____, Assistant City Attorney DATE: _____, 2014