

1 **BY AUTHORITY**

2 RESOLUTION NO. CR19-0404  
3 SERIES OF 2019

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Accepting and approving the plat of Green Valley Ranch Filing No. 63.**

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

8 LEGAL DESCRIPTION:

9 A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 15,  
10 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND  
11 COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED  
12 AS FOLLOWS:

13  
14 THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF THE  
15 NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE  
16 SIXTH P.M., BEING ASSUMED TO BEAR N 00°15'08" W, FROM THE WEST QUARTER  
17 CORNER OF SAID SECTION 15, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH  
18 ALUMINUM CAP, STAMPED "PLS 36053," TO THE NORTHWEST CORNER OF SAID  
19 SECTION 15, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP,  
20 STAMPED "PLS 19003," WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

21  
22 COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 15, THENCE N  
23 08°21'18" E, A DISTANCE OF 600.48 FEET TO A POINT ON THE NORTH LINE OF THE  
24 ELMENDORF DRIVE RIGHT-OF-WAY, AS SHOWN ON THE GREEN VALLEY RANCH FILING  
25 NO. 37 SUBDIVISION PLAT, RECORDED AT RECEPTION NO. 2003004077, IN THE  
26 RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,  
27 ALSO BEING A POINT ON THE EAST LINE OF THE TOWER ROAD RIGHT-OF-WAY,  
28 RECORDED AT RECEPTION NO. 2004052082, SAID CITY AND COUNTY OF DENVER  
29 RECORDS, ALSO BEING A POINT OF NON-TANGENT CURVATURE AND THE POINT OF  
30 BEGINNING;

31  
32 THENCE ALONG THE EAST LINE OF SAID TOWER ROAD RIGHT-OF-WAY THE  
33 FOLLOWING TWO (2) COURSES:

- 34 1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS  
35 OF 30.00 FEET, A CENTRAL ANGLE OF 89°44'48", AND AN ARC LENGTH OF 46.99  
36 FEET, THE CHORD OF WHICH BEARS N 45°07'32" W, A DISTANCE OF 42.33 FEET  
37 TO A POINT ON A LINE BEING 60.00 FEET EAST OF THE WEST LINE OF THE  
38 NORTHWEST QUARTER OF SAID SECTION 15;
- 39 2. N 00°15'08" W, ALONG A LINE BEING 60.00 FEET EAST OF AND PARALLEL TO THE  
40 WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE  
41 OF 605.66 FEET;

42  
43 THENCE N 89°44'52" E, A DISTANCE OF 132.41 FEET;

1 THENCE N 48°03'54" E, A DISTANCE OF 237.96 FEET;  
2 THENCE N 89°44'52" E, A DISTANCE OF 324.20 FEET TO A POINT ON THE WEST LINE OF  
3 THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2015117541, SAID  
4 CITY AND COUNTY OF DENVER RECORDS;

5  
6 THENCE ALONG THE WEST LINE OF SAID SPECIAL WARRANTY DEED, THE FOLLOWING  
7 THREE (3) COURSES:

- 8 1. S 00°14'59" E, A DISTANCE OF 273.40 FEET;
- 9 2. N 89°45'01" E, A DISTANCE OF 104.63 FEET;
- 10 3. S 00°14'59" E, A DISTANCE OF 450.04 FEET TO A POINT ON THE NORTH LINE OF  
11 SAID ELMENDORF DRIVE RIGHT-OF-WAY AND A POINT OF NON-TANGENT  
12 CURVATURE;

13  
14 THENCE ALONG THE NORTH LINE OF SAID ELMENDORF DRIVE RIGHT-OF-WAY, THE  
15 FOLLOWING TWO (2) COURSES:

- 16 1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS  
17 OF 1038.50 FEET, A CENTRAL ANGLE OF 21°42'03", AND AN ARC LENGTH OF  
18 393.33 FEET, THE CHORD OF WHICH BEARS S 79°09'03" W, A DISTANCE OF  
19 390.99 FEET;
- 20 2. N 89°59'56" W, A DISTANCE OF 324.74 FEET TO THE POINT OF BEGINNING.

21  
22 CONTAINING AN AREA OF 514,656 SQUARE FEET, OR 11.815 ACRES, MORE OR LESS  
23 propose to lay out, plat and subdivide said land, territory or real property into blocks, lots and tracts,  
24 and have submitted to the Council of the City and County of Denver a plat of such proposed  
25 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,  
26 accompanied by a certificate of title from the attorney for the City and County of Denver; and  
27 dedicating the streets, avenues, wastewater easements, public utilities and cable television  
28 easements as shown thereon; and

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

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

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

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