

BY AUTHORITY

RESOLUTION NO. CR16-0529
SERIES OF 2016

COMMITTEE OF REFERENCE:
Infrastructure & Culture

A RESOLUTION

Accepting and approving the plat of Denver Connection West - Filing No. 1.

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 LOCATED IN THE NORTH ONE-HALF OF SECTION 20, 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 NORTHWEST CORNER OF SAID SECTION 20, WHENCE THE NORTH ONE-QUARTER CORNER OF SAID SECTION 20 BEARS NORTH 89° 37' 46" EAST AT A DISTANCE OF 2652.47 FEET, SAID LINE ALSO BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION:

THENCE NORTH 89° 37' 46" EAST ALONG SAID NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 20, A DISTANCE OF 90.01 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD,

THENCE SOUTH 00° 14' 04" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GREEN VALLEY RANCH BOULEVARD, A DISTANCE OF 83.00 FEET TO THE TRUE POINT OF BEGINNING,

THENCE NORTH 89° 37' 46" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY, BEING PARALLEL WITH AND 83.00 FEET SOUTH OF SAID NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 20, A DISTANCE OF 2563.30 FEET TO A POINT ON THE NORTH-SOUTH CENTER-LINE OF SECTION 20 WHENCE THE NORTH ONE-QUARTER CORNER OF SAID SECTION 20 BEARS NORTH 00° 20' 10" WEST A DISTANCE OF 83.00 FEET,

THENCE NORTH 89° 37' 19" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, BEING PARALLEL WITH AND 83.00 FEET SOUTH OF THE NORTH LINE OF NORTHEAST ONE-QUARTER OF SAID SECTION 20, A DISTANCE OF 746.46 FEET,

THENCE DEPARTING FROM SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 44° 37' 19" WEST, A DISTANCE OF 21.35 FEET,

THENCE SOUTH 00° 22' 40" EAST, A DISTANCE OF 48.14 FEET,

THENCE SOUTH 12° 03' 45" WEST, A DISTANCE OF 60.34 FEET,

THENCE SOUTH 00° 22' 41" EAST, A DISTANCE OF 1388.21 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BOLLING DRIVE, ALSO BEING THE NORTHERLY LINE OF GATEWAY PARK IV - DENVER FILING NO. 5 AS RECORDED APRIL 12, 2000 UNDER RECEPTION NO. 2000051305, WHENCE THE NORTHEAST CORNER OF SAID GATEWAY PARK IV - DENVER FILING NO. 5, BEARS NORTH 89° 22' 37" EAST A DISTANCE OF 925.19 FEET,

1 THENCE SOUTH 89° 22' 37" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 1854.03
2 FEET TO A NON-TANGENT CURVE,
3
4 THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07° 38'
5 49", A RADIUS OF 600.00 FEET AND AN ARC LENGTH OF 80.08 FEET, WHOSE CHORD BEARS
6 SOUTH 68° 36' 19" EAST A DISTANCE OF 80.02 FEET TO A POINT ON THE NORTHERLY LINE OF
7 THE GATEWAY PARK IV-DENVER FILING NO. 1 AS RECORDED APRIL 10, 1998 IN BOOK 32 AT
8 PAGES 14-16,
9
10 THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 22' 37" WEST, A DISTANCE OF 1518.59
11 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY FOR CHAMBERS ROAD,
12
13 THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00° 14' 04" EAST, A DISTANCE OF
14 1554.90 FEET TO THE POINT OF BEGINNING:

15 SAID PARCEL OF LAND CONTAINING 115.66 ACRES OR 5,038,109 SQUARE FEET, MORE OR
16 LESS.
17
18

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

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

30 **NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY AND COUNTY OF**
31 **DENVER:**
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 **Section 2.** That the said plat or map of Denver Connection West – Filing No. 1 and
37 dedicating to the City and County of Denver the streets, avenues, and wastewater easements, as
38 shown thereon, be and the same are hereby accepted by the Council of the City and County of
39 Denver.
40

1 COMMITTEE APPROVAL DATE: July 28, 2016 by consent
2 MAYOR-COUNCIL DATE: August 2, 2016
3 PASSED BY THE COUNCIL: _____, 2016

4 _____ - PRESIDENT

5 ATTEST: _____ - CLERK AND RECORDER,
6 EX-OFFICIO CLERK OF THE
7 CITY AND COUNTY OF DENVER

8 PREPARED BY: Patrick A. Wheeler, Assistant City Attorney DATE: August 4 2016

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

13
14 Denver City Attorney

15
16 BY: _____, Assistant City Attorney DATE: _____, 2016