

1 **BY AUTHORITY**

2 RESOLUTION NO. CR18-0045  
3 SERIES OF 2018

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Accepting and approving the plat of Green Valley Ranch Filing No. 45.**

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 A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 15 AND THE WEST  
9 HALF OF SECTION 14, BOTH IN TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH  
10 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING  
11 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

12 BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF NORTHWEST  
13 QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH  
14 PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 89°56'40" E, FROM THE NORTHWEST  
15 CORNER OF SAID SECTION 14, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED  
16 "PLS 33204", TO THE NORTH QUARTER CORNER OF SAID SECTION 14, BEING  
17 MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 17666" WITH ALL BEARINGS  
18 CONTAINED HEREIN RELATIVE THERETO.

19 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14, THENCE S 30°05'34" E,  
20 A DISTANCE OF 1593.14 FEET TO THE NORTHWEST CORNER OF GREEN VALLEY RANCH  
21 FILING NO. 60, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2005004410, IN THE  
22 RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,  
23 ALSO BEING ON THE SOUTHERLY MAXWELL PLACE RIGHT-OF-WAY LINE AND THE POINT  
24 OF BEGINNING;

25 THENCE ALONG THE WEST LINE OF SAID GREEN VALLEY RANCH FILING NO. 60 THE  
26 FOLLOWING THREE (3) COURSES:

- 27 1. S 15°43'16" W, A DISTANCE OF 6.00 FEET;  
28 2. S 03°27'26" W, A DISTANCE OF 77.08 FEET;  
29 3. S 14°18'43" W, A DISTANCE OF 91.99 FEET TO A POINT ON THE WEST LINE OF  
30 PARCEL 2, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT  
31 RECEPTION NO. 2000027825, SAID CITY AND COUNTY OF DENVER RECORDS;

32 THENCE ALONG THE WEST LINE OF SAID PARCEL 2, THE FOLLOWING FOURTEEN (14)  
33 COURSES:

- 34 1. S 14°18'43" W, A DISTANCE OF 259.23 FEET TO A POINT OF NON-TANGENT  
35 CURVATURE;  
36 2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF

- 1 200.00 FEET, A CENTRAL ANGLE OF 29°41'15" AND AN ARC LENGTH OF 103.63 FEET,  
2 THE CHORD OF WHICH BEARS S 54°48'39" E, A DISTANCE OF 102.47 FEET;
- 3 3. S 69°39'16" E, A DISTANCE OF 71.31 FEET TO A POINT OF CURVATURE;
- 4 4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1000.00 FEET, A  
5 CENTRAL ANGLE OF 16°15'24" AND AN ARC LENGTH OF 283.73 FEET;
- 6 5. S 85°54'41" E, A DISTANCE OF 52.71 FEET TO A POINT OF CURVATURE;
- 7 6. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, A  
8 CENTRAL ANGLE OF 104°20'51" AND AN ARC LENGTH OF 273.18 FEET;
- 9 7. S 18°26'10" W, A DISTANCE OF 425.91 FEET TO A POINT OF CURVATURE;
- 10 8. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, A  
11 CENTRAL ANGLE OF 28°16'36" AND AN ARC LENGTH OF 123.38 FEET;
- 12 9. S 09°50'26" E, A DISTANCE OF 268.88 FEET;
- 13 10. S 33°32'31" W, A DISTANCE OF 37.01 FEET;
- 14 11. S 42°35'20" E, A DISTANCE OF 55.21 FEET TO A POINT OF CURVATURE;
- 15 12. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET, A  
16 CENTRAL ANGLE OF 35°42'07" AND AN ARC LENGTH OF 295.98 FEET;
- 17 13. S 06°53'13" E, A DISTANCE OF 136.23 FEET TO A POINT OF CURVATURE;
- 18 14. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET, A  
19 CENTRAL ANGLE OF 54°32'33" AND AN ARC LENGTH OF 309.38 FEET TO A POINT ON  
20 THE NORTHWEST LINE OF PARCEL 5, AS DESCRIBED IN THAT SPECIAL WARRANTY  
21 DEED RECORDED AT RECEPTION NO. 2002108637, SAID CITY AND COUNTY OF  
22 DENVER RECORDS;
- 23 THENCE ALONG THE NORTHWEST LINE OF SAID PARCEL 5 THE FOLLOWING SIX (6)  
24 COURSES:
- 25 1. S 43°28'15" W, A DISTANCE OF 104.21 FEET;
- 26 2. N 51°38'29" W, A DISTANCE OF 30.95 FEET TO A POINT OF CURVATURE;
- 27 3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET, A  
28 CENTRAL ANGLE OF 25°37'25" AND AN ARC LENGTH OF 102.86 FEET;
- 29 4. N 61°38'02" W, A DISTANCE OF 60.84 FEET TO A POINT OF NON-TANGENT  
30 CURVATURE;
- 31 5. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF  
32 270.00 FEET, CENTRAL ANGLE OF 36°10'45" AND AN ARC LENGTH OF 170.49 FEET,  
33 THE CHORD OF WHICH BEARS S 33°33'07" E, A DISTANCE OF 167.67 FEET;

1 6. THENCE S 51°38'29" E, A DISTANCE OF 27.37 FEET TO A POINT ON THE NORTHWEST  
2 LINE OF GREEN VALLEY RANCH FILING NO. 39, A SUBDIVISION PLAT RECORDED AT  
3 RECEPTION NO. 2014095230, SAID CITY AND COUNTY OF DENVER RECORDS;

4 THENCE S 43°28'15" W, ALONG SAID NORTHWEST LINE, A DISTANCE OF 60.24 FEET;

5 THENCE N 51°38'29" W, A DISTANCE OF 22.00 FEET TO A POINT OF CURVATURE;

6 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET,  
7 A CENTRAL ANGLE OF 36°10'45" AND AN ARC LENGTH OF 208.38 FEET;

8 THENCE N 15°52'12" W, A DISTANCE OF 47.90 FEET TO A POINT ON THE EAST LINE OF  
9 PARCEL 6, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION  
10 NO. 2002108637, SAID CITY AND COUNTY OF DENVER RECORDS;

11 THENCE ALONG THE EAST LINE OF SAID PARCEL 6, THE FOLLOWING FORTY TWO (42)  
12 COURSES:

13 1. N 15°33'29" W, A DISTANCE OF 58.68 FEET TO A POINT OF CURVATURE;

14 2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, A  
15 CENTRAL ANGLE OF 16°01'38" AND AN ARC LENGTH OF 92.31 FEET;

16 3. N 00°28'09" E, A DISTANCE OF 113.65 FEET TO A POINT OF CURVATURE;

17 4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 320.00 FEET, A  
18 CENTRAL ANGLE OF 36°28'28" AND AN ARC LENGTH OF 203.71 FEET;

19 5. N 36°00'19" W, A DISTANCE OF 251.51 FEET;

20 6. S 53°59'41" W, A DISTANCE OF 92.00 FEET;

21 7. N 64°30'59" W, A DISTANCE OF 172.82 FEET;

22 8. S 68°21'30" W, A DISTANCE OF 33.27 FEET;

23 9. S 85°36'44" W, A DISTANCE OF 66.74 FEET;

24 10. N 69°30'36" W, A DISTANCE OF 124.01 FEET;

25 11. N 68°28'19" W, A DISTANCE OF 155.96 FEET;

26 12. S 76°45'16" W, A DISTANCE OF 54.09 FEET;

27 13. S 78°53'52" W, A DISTANCE OF 54.89 FEET;

28 14. S 88°39'08" W, A DISTANCE OF 46.64 FEET;

29 15. S 88°42'52" W, A DISTANCE OF 225.00 FEET;

30 16. S 87°54'08" W, A DISTANCE OF 44.97 FEET;

- 1 17. S 86°01'50" W, A DISTANCE OF 44.93 FEET;
- 2 18. S 84°09'19" W, A DISTANCE OF 44.75 FEET;
- 3 19. S 73°53'17" W, A DISTANCE OF 45.27 FEET;
- 4 20. S 65°20'05" W, A DISTANCE OF 47.54 FEET;
- 5 21. S 88°07'26" W, A DISTANCE OF 68.19 FEET;
- 6 22. N 61°00'47" W, A DISTANCE OF 88.18 FEET;
- 7 23. N 26°05'53" W, A DISTANCE OF 88.08 FEET;
- 8 24. N 00°53'07" W, A DISTANCE OF 40.03 FEET;
- 9 25. N 24°19'39" E, A DISTANCE OF 88.08 FEET;
- 10 26. N 59°14'34" E, A DISTANCE OF 87.63 FEET;
- 11 27. N 35°55'36" E, A DISTANCE OF 36.15 FEET;
- 12 28. N 16°29'09" E, A DISTANCE OF 58.68 FEET;
- 13 29. N 26°48'47" E, A DISTANCE OF 58.89 FEET;
- 14 30. N 38°37'26" E, A DISTANCE OF 58.59 FEET;
- 15 31. N 45°58'04" E, A DISTANCE OF 58.78 FEET;
- 16 32. N 53°58'33" E, A DISTANCE OF 280.23 FEET;
- 17 33. N 66°01'45" E, A DISTANCE OF 63.14 FEET;
- 18 34. N 55°09'33" E, A DISTANCE OF 244.04 FEET;
- 19 35. N 04°26'03" E, A DISTANCE OF 53.24 FEET;
- 20 36. N 10°49'56" E, A DISTANCE OF 55.46 FEET;
- 21 37. S 75°56'55" E, A DISTANCE OF 97.12 FEET TO A POINT OF NON-TANGENT  
22 CURVATURE;
- 23 38. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF  
24 380.48 FEET, A CENTRAL ANGLE OF 08°30'26", AN ARC LENGTH OF 56.49 FEET, A  
25 CHORD BEARING OF N 18°37'02" E, AND A CHORD LENGTH OF 56.44 FEET;
- 26 39. N 22°52'15" E, A DISTANCE OF 291.79 FEET TO A POINT OF CURVATURE;
- 27 40. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1170.00 FEET, A  
28 CENTRAL ANGLE OF 08°37'41" AND AN ARC LENGTH OF 176.19 FEET;

1 41. N 15°54'21" E, A DISTANCE OF 95.76 FEET TO A POINT OF CURVATURE;  
2 42. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A  
3 CENTRAL ANGLE OF 90°11'05" AND AN ARC LENGTH OF 39.35 FEET TO A POINT ON  
4 THE SOUTH LINE OF GREEN VALLEY RANCH FILING NO. 59, A SUBDIVISION PLAT  
5 RECORDED AT RECEPTION NO. 2005089073, SAID CITY AND COUNTY OF DENVER  
6 RECORDS;  
7 THENCE S 74°16'44" E, ALONG SAID SOUTH LINE, A DISTANCE OF 110.08 FEET TO THE  
8 POINT OF BEGINNING.

9 CONTAINING 1,421,484 SQUARE FEET OR 32.633 ACRES, MORE OR LESS

10 propose to lay out, plat and subdivide said land, territory or real property into blocks, lots and tracts,  
11 and have submitted to the Council of the City and County of Denver a plat of such proposed  
12 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,  
13 accompanied by a certificate of title from the attorney for the City and County of Denver; and  
14 dedicating the streets, avenues, wastewater easements, public utilities and cable television  
15 easements as shown thereon; and

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

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

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

26 **Section 2.** That the said plat or map of Green Valley Ranch Filing No. 45 and dedicating to  
27 the City and County of Denver streets, avenues, wastewater easements, public utilities and cable  
28 television easements, as shown thereon, be and the same are hereby accepted by the Council of  
29 the City and County of Denver.

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1 COMMITTEE APPROVAL DATE: January 16, 2018 by Consent

2 MAYOR-COUNCIL DATE: January 23, 2018

3 PASSED BY THE COUNCIL: \_\_\_\_\_

4 \_\_\_\_\_ - PRESIDENT

5 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
6 EX-OFFICIO CLERK OF THE  
7 CITY AND COUNTY OF DENVER  
8

9 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: January 25, 2018

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

14  
15 Kristin M. Bronson, Denver City Attorney

16 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_