

BY AUTHORITY

RESOLUTION NO. CR15-0469
SERIES OF 2015

COMMITTEE OF REFERENCE:
Infrastructure & Culture

A RESOLUTION

Accepting and approving the plat of Green Valley Ranch Filing No. 70.

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:

PARCEL 1

A PARCEL OF LAND BEING PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE 30 FOOT RANGE LINE IN 48TH DRIVE RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF GREEN VALLEY RANCH NO. 34, RECORDED AT RECEPTION NO. 2001129847 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, BEARING S 88°42'23" E, FROM A #5 REBAR WITH A 2" ALUMINUM CAP STAMPED "PLS 28286" IN A RANGE BOX AT THE WEST END, TO A #5 REBAR WITH A 2" ALUMINUM CAP STAMPED "PLS 28286" IN A RANGE BOX AT THE EAST END, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST END OF SAID 30 FOOT RANGE LINE, BEING THE INTERSECTION WITH THE 20 FOOT RANGE LINE OF HIMALAYA ROAD, AS SHOWN ON THE PLAT OF GREEN VALLEY RANCH FILING NO. 32, RECORDED AT RECEPTION NO. 2001061337 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, THENCE N 49°22'58" W, A DISTANCE OF 47.34 FEET TO A POINT ON THE NORTH LINE OF THE 48TH DRIVE RIGHT-OF-WAY, BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SAID 48TH DRIVE RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. N 88°42'23" W, A DISTANCE OF 293.69 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 430.00, A CENTRAL ANGLE OF 17°35'23" AND AN ARC LENGTH OF 132.01 FEET TO A POINT OF REVERSE CURVATURE;
3. ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 84°50'34" AND AN ARC LENGTH OF 22.21 FEET TO A POINT ON THE NORTHEAST LINE OF THE HALIFAX WAY RIGHT-OF-WAY, PER SAID PLAT OF GREEN VALLEY RANCH FILING NO. 34;

THENCE ALONG SAID NORTHEAST LINE OF THE HALIFAX WAY RIGHT-OF-WAY, THE FOLLOWING FOUR (4) COURSES:

1
2 1. N 21°27'12" W, A DISTANCE OF 61.55 FEET TO A POINT OF CURVATURE;
3
4 2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, A
5 CENTRAL ANGLE OF 27°07'20" AND AN ARC LENGTH OF 236.69 FEET;
6
7 3. N 48°34'32" W, A DISTANCE OF 313.74 FEET TO A POINT OF CURVATURE;
8
9 4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A
10 CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET TO A POINT ON THE
11 SOUTHEAST LINE OF THE 49TH AVENUE RIGHT-OF-WAY, AS SHOWN ON SAID PLAT OF
12 GREEN VALLEY RANCH FILING NO. 34;
13
14 THENCE ALONG THE SOUTHEAST LINE OF SAID 49TH AVENUE RIGHT-OF-WAY, THE
15 FOLLOWING TWO (2) COURSES:
16
17 1. N 41°25'28" E, A DISTANCE OF 395.99 FEET TO A POINT OF CURVATURE;
18
19 2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A
20 CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET TO A POINT ON THE
21 SOUTHWEST LINE OF THE HIMALAYA WAY RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF
22 GREEN VALLEY RANCH FILING NO. 32,
23
24 THENCE ALONG THE SOUTHWEST LINE OF SAID HIMALAYA ROAD RIGHT-OF-WAY, THE
25 FOLLOWING TWO (2) COURSES:
26
27 1. S 48°34'32" E, A DISTANCE OF 469.65 FEET TO A POINT OF CURVATURE;
28
29 2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 640.00 FEET, A
30 CENTRAL ANGLE OF 45°44'25" AND AN ARC LENGTH OF 510.92 FEET TO A POINT OF
31 COMPOUND CURVATURE, ALSO BEING A POINT ON THE NORTH LINE OF THE 48TH DRIVE
32 RIGHT-OF-WAY, AS SHOWN ON SAID PLAT OF GREEN VALLEY RANCH FILING NO. 34;
33
34 THENCE ALONG THE NORTH LINE OF SAID 48TH DRIVE RIGHT-OF-WAY, AND ALONG THE
35 ARC OF A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL
36 ANGLE OF 94°07'44" AND AN ARC LENGTH OF 24.64 FEET TO THE POINT OF BEGINNING;
37
38 CONTAINING 359,366 SQUARE FEET, OR 8.250 ACRES, MORE OR LESS.

39
40 PARCEL 2

41
42 A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15 AND A
43 PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 66
44 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO,
45 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
46

47 BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE 30 FOOT RANGE LINE IN 48TH DRIVE
48 RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF GREEN VALLEY RANCH NO. 34, RECORDED AT
49 RECEPTION NO. 2001129847 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK
50 AND RECORDER'S OFFICE, BEARING S 88°42'23" E, FROM A #5 REBAR WITH A 2" ALUMINUM

1 CAP STAMPED "PLS 28286" IN A RANGE BOX AT THE WEST END, TO A #5 REBAR WITH A 2"
2 ALUMINUM CAP STAMPED "PLS 28286" IN A RANGE BOX AT THE EAST END, WITH ALL
3 BEARINGS CONTAINED HEREIN RELATIVE THERETO.
4

5 COMMENCING AT THE EAST END OF SAID 30 FOOT RANGE LINE, BEING THE INTERSECTION
6 WITH THE 20 FOOT RANGE LINE OF HIMALAYA ROAD, AS SHOWN ON THE PLAT OF GREEN
7 VALLEY RANCH FILING NO. 32, RECORDED AT RECEPTION NO. 2001061337 IN THE RECORDS
8 OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, THENCE S
9 51°58'12" W, A DISTANCE OF 47.34 FEET TO A POINT ON THE SOUTH LINE OF THE 48TH DRIVE
10 RIGHT-OF-WAY, BEING THE POINT OF BEGINNING;
11

12 THENCE ALONG SAID SOUTH LINE OF THE 48TH DRIVE RIGHT-OF-WAY AND ALONG THE
13 ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF
14 94°07'44" AND AN ARC LENGTH OF 24.64 FEET, THE CHORD OF WHICH BEARS S 41°38'31" E, A
15 DISTANCE OF 21.96 FEET TO A POINT ON THE WEST LINE OF THE HIMALAYA ROAD RIGHT-
16 OF-WAY AS SHOWN ON THE PLAT OF GREEN VALLEY RANCH FILING NO. 32, RECORDED AT
17 RECEPTION NO. 2001061337 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK
18 AND RECORDER, ALSO BEING A POINT OF COMPOUND CURVATURE;
19

20 THENCE ALONG THE WEST LINE OF SAID HIMALAYA ROAD RIGHT-OF-WAY THE
21 FOLLOWING FOUR (4) COURSES;
22

23 1. ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF
24 640.00 FEET, A CENTRAL ANGLE OF 17°59'26" AND AN ARC LENGTH OF 200.96 FEET;
25

26 2. S 23°24'47" W, A DISTANCE OF 48.42 FEET;
27

28 3. S 23°42'20" W, A DISTANCE OF 250.46 TO A POINT OF CURVATURE;
29

30 4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A
31 CENTRAL ANGLE OF 89°59'54" AND AN ARC LENGTH OF 78.54 FEET TO A POINT ON THE
32 NORTH LINE OF THE GREEN VALLEY RANCH BOULEVARD RIGHT-OF-WAY (FORMERLY
33 KNOWN AS 48TH AVENUE) AS SHOWN ON THE PLAT OF GREEN VALLEY RANCH FILING NO.
34 9, AS RECORDED AT RECEPTION NO. 022874, FEBRUARY 22, 1984 IN THE RECORDS OF THE
35 CITY AND COUNTY OF DENVER CLERK AND RECORDER;
36

37 THENCE ALONG THE NORTH LINE OF SAID GREEN VALLEY RANCH BOULEVARD RIGHT-OF-
38 WAY, THE FOLLOWING TWO (2) COURSES:
39

40 1. N 66°17'46" W, A DISTANCE OF 205.14 FEET TO A POINT OF CURVATURE;
41

42 2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2060.00 FEET, A
43 CENTRAL ANGLE OF 7°30'10" AND AN ARC LENGTH OF 269.76 FEET TO A POINT ON THE EAST
44 LINE OF THE 48TH DRIVE RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF GREEN VALLEY
45 RANCH FILING NO. 34, ALSO BEING A POINT OF REVERSE CURVATURE;
46

47 THENCE ALONG THE EAST AND SOUTH LINES OF SAID 48TH DRIVE RIGHT-OF-WAY, THE
48 FOLLOWING FOUR (4) COURSES:
49

50 1. ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 15.00

- 1 FEET, A CENTRAL ANGLE OF 88°45'26" AND AN ARC LENGTH OF 23.24 FEET;
2
3 2. N 14°57'36" E, A DISTANCE OF 50.91 FEET TO A POINT OF CURVATURE;
4
5 3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, A
6 CENTRAL ANGLE OF 76°20'01" AND AN ARC LENGTH OF 492.94 FEET;
7
8 4. S 88°42'23" E, A DISTANCE OF 293.69 FEET TO THE POINT OF BEGINNING.
9 CONTAINING 243,021 SQUARE FEET OR 5.579 ACRES, MORE OR LESS.
10

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

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

23 **NOW THEREFORE,**

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

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

28 **Section 2.** That the said plat or map of Green Valley Ranch Filing No. 70 and dedicating to
29 the City and County of Denver the streets, avenues, wastewater easements, public utilities and
30 cable television easements, as shown thereon, be and the same are hereby accepted by the
31 Council of the City and County of Denver.
32
33

1 COMMITTEE APPROVAL DATE: July 2, 2015 by consent

2 MAYOR-COUNCIL DATE: July 7, 2015

3 PASSED BY THE COUNCIL: _____, 2015

4 _____ - PRESIDENT

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

8
9 PREPARED BY: Patrick A. Wheeler, Assistant City Attorney DATE: July 9, 2015

10 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of
11 the 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 D. Scott Martinez, Denver City Attorney

16 BY: _____, Assistant City Attorney DATE: _____, 2015