

BY AUTHORITY

RESOLUTION NO. _____
SERIES OF 2013

COUNCIL REQUEST NO. CR13-0313
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A RESOLUTION

Accepting and approving the plat of Green Valley Ranch Filing No. 68.

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

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 15, WHENCE THE NORTHWEST CORNER OF SAID SECTION 15 BEARS NORTH 00°15'08" WEST, A DISTANCE OF 2658.97 FEET;

THENCE NORTH 89°44'44" EAST, A DISTANCE OF 60.00 FEET TO A LINE PARALLEL WITH AND 60.00 FEET EASTERLY FROM THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, AND THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY LINE OF THAT PARCEL OF LAND CONVEYED TO THE CITY AND COUNTY OF DENVER AT RECEPTION NO. 2004052082 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE THE FOLLOWING (2) COURSES;

1. ALONG SAID PARALLEL LINE NORTH 00°15'08" WEST, A DISTANCE OF 503.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 30.00 FEET;
2. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°15'12", AN ARC LENGTH OF 47.26 FEET TO THE SOUTHERLY LINE OF ELMENDORF DRIVE, GREEN VALLEY RANCH FILING NO. 37, RECORDED AT RECEPTION NO. 2003004077 IN SAID RECORDS;

THENCE ALONG THE BOUNDARY LINES OF SAID GREEN VALLEY RANCH FILING NO. 37 THE FOLLOWING (8) COURSES:

1. SOUTH 89°59'56" EAST, A DISTANCE OF 324.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,098.50 FEET;
2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°56'09", AN ARC LENGTH OF 190.49 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
3. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°41'00", AN ARC LENGTH OF 22.96 FEET;
4. TANGENT TO SAID CURVE SOUTH 12°15'05" EAST, A DISTANCE OF 156.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 961.99 FEET;
5. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°15'07", AN ARC LENGTH OF 205.71 FEET;
6. TANGENT TO SAID CURVE SOUTH 00°00'02" WEST, A DISTANCE OF 680.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

1 7. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'03", AN ARC LENGTH
2 OF 23.56 FEET;

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4 8. TANGENT TO SAID CURVE NORTH 89°59'55" WEST, A DISTANCE OF 566.77 FEET TO THE
5 SOUTHEAST CORNER OF SAID PARCEL CONVEYED TO THE CITY AND COUNTY OF DENVER AT RECEPTION
6 NO. 2004052082 AND THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A
7 RADIUS OF 30.00 FEET;

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9 THENCE ALONG THE EASTERLY LINES OF SAID PARCEL THE FOLLOWING (2) COURSES:

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11 1. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°44'31", AN ARC LENGTH
12 OF 46.99 FEET;

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14 2. ALONG A LINE PARALLEL WITH AND 60.00 FEET EASTERLY FROM THE WESTERLY LINE OF THE
15 SOUTHWEST QUARTER OF SAID SECTION 15 NORTH 00°15'23" WEST, A DISTANCE OF 483.67 FEET TO THE
16 POINT OF BEGINNING.

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18 CONTAINING AN AREA OF 14.619 ACRES, (636,790 SQUARE FEET), MORE OR LESS.

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

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

31 **NOW THEREFORE,**

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

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 Green Valley Ranch Filing No. 68 and dedicating to the
37 City and County of Denver the streets, avenues, wastewater easements, and other public places, as
38 shown thereon, be and the same are hereby accepted by the Council of the City and County of
39 Denver.

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1 COMMITTEE APPROVAL DATE: May 16, 2013 by consent
2 MAYOR-COUNCIL DATE: May 21, 2013
3 PASSED BY THE COUNCIL: _____, 2013

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: May 23, 2013

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 Douglas J. Friednash, Denver City Attorney

15 BY: _____, Assistant City Attorney DATE: _____, 2013
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