

1 **BY AUTHORITY**

2 RESOLUTION NO. CR21-0541
3 SERIES OF 2021

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Accepting and approving the plat of Outlook Gateway Subdivision Filing No. 3.**

6 **WHEREAS**, the property owners 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 ALL OF THAT LAND AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT
9 RECEPTION NO. 2020214301 AND SPECIAL WARRANTY DEED RECORDED AT
10 RECEPTION NO. 2012028306 OF THE CITY AND COUNTY OF DENVER CLERK AND
11 RECORDER OFFICE, BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10,
12 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE
13 PARTICULARLY DESCRIBED AS FOLLOWS:

14
15 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 10, THENCE WITH THE
16 SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, N89°14'13"E, A DISTANCE
17 OF 155.47 FEET, THENCE N00°45'47"W, A DISTANCE OF 80.00 FEET TO A POINT ON THE
18 NORTH RIGHT OF WAY LINE OF EAST 56TH AVENUE AND BEING THE SOUTHWEST
19 CORNER OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020214301
20 AND BEING THE POINT OF BEGINNING:

21
22 THENCE N45°35'22"W, A DISTANCE OF 105.75 FEET TO A POINT ON THE EAST RIGHT OF
23 WAY LINE OF NORTH TOWER ROAD;

24
25 THENCE ALONG SAID EAST RIGHT OF WAY LINE OF NORTH TOWER ROAD,
26 N00°24'53"W, A DISTANCE OF 505.22 FEET TO THE NORTHWEST CORNER OF SAID
27 SPECIAL WARRANTY DEED AT RECEPTION NO. 2020214301 AND ALSO BEING THE
28 SOUTHWEST CORNER OF SPECIAL WARRANTY DEED AT RECEPTION NO. 2012028306;

29
30 THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE OF NORTH TOWER
31 ROAD, N00°24'53"W, A DISTANCE OF 9.79 FEET;

32
33 THENCE S89°14'05"W, A DISTANCE OF 10.00 FEET;

34
35 THENCE ALONG SAID EAST RIGHT OF WAY LINE, N00°24'53"W, A DISTANCE OF 370.20
36 FEET TO THE NORTHWEST CORNER OF SAID SPECIAL WARRANTY DEED RECORDED
37 AT RECEPTION NO. 2012028306 AND ALSO BEING THE SOUTHWEST CORNER OF LOT 1,
38 BLOCK 1, WILDHORSE RIDGE FILING NO. 1, RECORDED AT RECEPTION NO. 2004091029;

39
40 THENCE ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1, WILDHORSE RIDGE FILING
41 NO. 1, N89°00'24"E, A DISTANCE OF 728.36 FEET TO A POINT ON THE WEST RIGHT OF
42 WAY LINE OF NORTH ARGONNE STREET;

1 THENCE ALONG SAID WEST RIGHT OF WAY LINE OF NORTH ARGONNE STREET,
2 S00°24'53"E, A DISTANCE OF 382.92 FEET TO THE SOUTHEAST CORNER OF SPECIAL
3 WARRANTY DEED AT RECEPTION NO. 2012028306 AND ALSO BEING THE NORTHEAST
4 CORNER OF SPECIAL WARRANTY DEED AT RECEPTION NO. 2020214301;

5
6 THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE AND ALONG THE EAST
7 LINE OF SAID SPECIAL WARRANTY DEED AT RECEPTION NO. 2020214301, S00°24'53"E,
8 A DISTANCE OF 84.02 FEET TO A POINT OF CURVATURE;

9
10 THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 308.00 FEET, A
11 CENTRAL ANGLE OF 42°04'01", A DISTANCE OF 226.14 FEET, A CHORD BEARING OF
12 S20°37'07"W WITH A CHORD DISTANCE OF 221.09 FEET TO A POINT OF REVERSE
13 CURVE;

14
15 THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 392.00 FEET, A
16 CENTRAL ANGLE OF 42°03'58", A DISTANCE OF 287.80 FEET, A CHORD BEARING OF
17 S20°37'09"W WITH A CHORD DISTANCE OF 281.38 FEET;

18
19 THENCE S00°24'46"E, A DISTANCE OF 28.30 FEET TO A POINT ON THE NORTH RIGHT OF
20 WAY LINE OF EAST 56TH AVENUE AND BEING THE SOUTHEAST CORNER OF SPECIAL
21 WARRANTY DEED AT RECEPTION NO. 2020214301;

22
23 THENCE ALONG SAID NORTH RIGHT OF WAY LINE, S89°14'13"W, A DISTANCE OF 462.97
24 FEET TO THE POINT OF BEGINNING.

25
26 THE ABOVE DESCRIPTION CONTAINS 642,511 SQUARE FEET OR 14.75 ACRES OF LAND
27 MORE OR LESS

28
29 propose to lay out, plat and subdivide said land, territory or real property into blocks and lots, and
30 have submitted to the Council of the City and County of Denver a plat of such proposed subdivision
31 under the name and style aforesaid, showing the adjacent streets and platted territory, accompanied
32 by a certificate of title from the attorney for the City and County of Denver; and dedicating the
33 easements, streets, avenues, public utilities and cable television easements as shown thereon ; and

34 **WHEREAS**, said subdivision was surveyed by or under the direction of the City Engineer of
35 the City and County of Denver and said City Engineer has certified as to the accuracy of said survey
36 and said plat or map and their conformity with the requirements of Chapter 49, Article III of the
37 Revised Municipal Code of the City and County of Denver, and said plat has been approved by the
38 City Engineer, the Executive Director of Community Planning and Development, the Executive
39 Director of the Department of Transportation and Infrastructure and the Executive Director of Parks
40 and Recreation;

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

42 **Section 1.** That the Council hereby finds and determines that said land, territory, or real

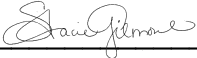
1 property has been platted in strict conformity with the requirements of the Charter of the City and
2 County of Denver.

3 **Section 2.** That the said plat or map of Outlook Gateway Subdivision Filing No. 3 and
4 dedicating to the City and County of Denver the easements, streets, avenues, public utilities and
5 cable television easements as shown thereon, be and the same are hereby accepted by the Council
6 of the City and County of Denver.

7 COMMITTEE APPROVAL DATE: May 11, 2021 by Consent

8 MAYOR-COUNCIL DATE: N/A

9 PASSED BY THE COUNCIL: _____ May 17, 2021

10  - PRESIDENT

11 ATTEST: _____ - CLERK AND RECORDER,
12 EX-OFFICIO CLERK OF THE
13 CITY AND COUNTY OF DENVER
14

15 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: May 13, 2021

16 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of the
17 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
18 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §
19 3.2.6 of the Charter.

20
21 Kristin M. Bronson, Denver City Attorney

22 BY: , Assistant City Attorney DATE: May 13, 2021