

# EAST RANGE CROSSINGS FILING NO. 1

A PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO  
SHEET 1 OF 3

## LEGAL DESCRIPTION AND DEDICATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT DUNKIRK PLACE, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO TRACTS, AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

### PARCEL I:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 10, WHENCE THE CENTER QUARTER CORNER OF SAID SECTION BEARS NORTH 89°00'40" EAST, A DISTANCE OF 2652.16 FEET, FORMING THE BASIS OF BEARINGS OF THIS DESCRIPTION;

THENCE NORTH 89°00'40" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 690.03 FEET TO A POINT BEING THE NORTHEASTERLY CORNER OF GATEWAY LODGING & CONVENIENCE FILING NO. 1, AS RECORDED AT RECEPTION NUMBER 2016125625 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°00'40" EAST ALONG SAID NORTH LINE, A DISTANCE OF 108.37 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ARGONNE STREET;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES;

1. THENCE SOUTH 00°24'38" EAST, A DISTANCE OF 624.33 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°25'01", AN ARC LENGTH OF 46.82 FEET, THE CHORD OF WHICH BEARS SOUTH 44°18'01" WEST, 42.21 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 59TH AVENUE;

THENCE ALONG THE SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE SOUTH 89°00'40" WEST, A DISTANCE OF 30.21 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 64.00 FEET, A CENTRAL ANGLE OF 20°16'32", AN ARC LENGTH OF 22.65 FEET, THE CHORD OF WHICH BEARS NORTH 80°51'04" WEST, 22.53 FEET;
3. THENCE NORTH 70°42'09" WEST, A DISTANCE OF 27.88 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF SAID GATEWAY LODGING & CONVENIENCE FILING NO. 1;

THENCE NORTH 00°24'38" WEST ALONG THE EASTERLY LINE OF SAID GATEWAY LODGING & CONVENIENCE FILING NO. 1, A DISTANCE OF 640.39 FEET TO THE POINT OF BEGINNING;

SAID PARCEL I CONTAINING A CALCULATED AREA OF 70,427 SQUARE FEET OR 1.617 ACRES, MORE OR LESS.

### PARCEL II:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 10, WHENCE THE WEST QUARTER CORNER OF SAID SECTION BEARS SOUTH 89°00'40" WEST, A DISTANCE OF 2652.16 FEET FORMING THE BASIS OF BEARINGS OF THIS DESCRIPTION;

THENCE SOUTH 89°00'40" WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 67.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF DUNKIRK STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°08'38" WEST, A DISTANCE OF 37.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°37'24", AN ARC LENGTH OF 47.45 FEET, THE CHORD OF WHICH BEARS SOUTH 45°40'46" EAST, 42.66 FEET;
3. THENCE SOUTH 00°22'03" EAST, A DISTANCE OF 806.04 FEET TO A POINT BEING THE NORTHEASTERLY CORNER OF FIRST CREEK FILING NO. 1, AS RECORDED AT RECEPTION NUMBER 2002214133 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER;

THENCE SOUTH 89°14'28" WEST ALONG THE NORTHERLY LINE OF SAID FIRST CREEK FILING NO. 1, A DISTANCE OF 1738.05 FEET TO A POINT BEING THE NORTHWESTERLY CORNER THEREOF, SAID POINT BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ARGONNE STREET;

THENCE NORTH 00°24'38" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 866.38 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER;

THENCE NORTH 89°00'40" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1708.76 FEET TO THE POINT OF BEGINNING;

SAID PARCEL II CONTAINING A CALCULATED AREA OF 1,510,820 SQUARE FEET OR 34.684 ACRES, MORE OR LESS.

SAID PARCELS I & II CONTAINING A COMBINED AREA OF 1,581,247 SQUARE FEET OR 36.300 ACRES, MORE OR LESS.

UNDER THE NAME AND STYLE OF EAST RANGE CROSSINGS FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, AVENUES, WASTEWATER EASEMENTS, AND OTHER PUBLIC PLACES HEREON SHOWN AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, ALSO TO THE CITY AND COUNTY OF DENVER AND APPLICABLE PUBLIC UTILITIES AND CABLE TELEVISION EASEMENTS AS SHOWN.



VICINITY MAP  
SCALE 1" = 1000'

## NOTES:

1. BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, BEING CONSIDERED TO BEAR S89°00'40"W AS SHOWN ON THE CITY OF AURORA HORIZONTAL CONTROL MAP FOR THE SOUTHWEST QUARTER OF SECTION 10 AND BEING MONUMENTED AS SHOWN HEREON.
2. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CVL CONSULTANTS OF COLORADO, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CVL CONSULTANTS OF COLORADO, INC. RELIED UPON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. ABD70555596 WITH AN EFFECTIVE DATE OF SEPTEMBER 05, 2017 AT 5:00 P.M.
4. THERE ARE 4 BLOCKS, 5 LOTS AND 2 TRACTS IN EAST RANGE CROSSINGS FILING NO. 1
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
6. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
7. TEN-FOOT (10') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO ALL PUBLIC STREETS, AND AROUND THE PERIMETER OF EACH COMMERCIAL/INDUSTRIAL AND MULTI-FAMILY LOT IN THE SUBDIVISION OR PLATTED AREA AND INCLUDING TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO THE CITY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS ARE ALSO GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.
8. A RIGHT OF ACCESS FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND PERSONNEL FOR THE PROVISION OF EMERGENCY SERVICE.
9. TRACTS A AND B TO BE OWNED AND MAINTAINED BY THE OWNER, DUNKIRK PLACE, LLC, A COLORADO LIMITED LIABILITY COMPANY, FOR THE PURPOSE OF STORM DRAINAGE AND SANITARY SEWER LINE USE.
10. ACCESS AND FIRE LANE EASEMENTS ARE HEREBY GRANTED TO THE CITY FOR PUBLIC ACCESS AND EMERGENCY SERVICES WITHIN LOT 1, BLOCK 1, AS SHOWN. THESE EASEMENTS ARE ALSO DEDICATED AS UTILITY EASEMENTS.

## OWNER:

DUNKIRK PLACE, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Andrew B. Robinson SIGNATURE DATE 10/19/17

NAME: ANDREW B. ROBINSON TITLE: MANAGER

STATE OF COLORADO }  
COUNTY OF DENVER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF OCTOBER, 2017 A.D. BY ANDREW B. ROBINSON, AS MANAGER OF DUNKIRK PLACE, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: APRIL 21, 2019

Trina McHahan  
NOTARY PUBLIC

800 PEARL STREET #603  
ADDRESS DENVER, CO 80202

TRINA MCHAHAN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID #99480316  
MY COMMISSION EXPIRES APRIL 21, 2019

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY FOR THIS PLAT HAS BEEN MADE IN AGREEMENT WITH RECORDS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY AND COUNTY OF DENVER; THAT THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS; THAT ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED; AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

William F. Hesselbach, Jr.  
WILLIAM F. HESSELBACH, JR., PLS NO. 25369  
FOR AND ON BEHALF OF CVL CONSULTANTS OF COLORADO, INC.



## APPROVALS

I HEREBY CERTIFY THAT THIS MAP AND THE SURVEY REPRESENTED THEREBY ARE ACCURATE AND IN CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 49, ARTICLE III OF THE REVISED MUNICIPAL CODE OF THE CITY AND COUNTY OF DENVER AND THAT THE REQUIRED IMPROVEMENTS HAVE BEEN PROVIDED FOR.

Andy S. Inman  
CITY ENGINEER DATE 11-30-17

APPROVED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS:

[Signature]  
EXECUTIVE DIRECTOR OF PUBLIC WORKS DATE 11-30-17

APPROVED BY THE COMMUNITY PLANNING AND DEVELOPMENT OFFICE:

[Signature]  
EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT DATE 11-28-17

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

Happy Flynn  
EXECUTIVE DIRECTOR OF PARKS AND RECREATION DATE 11/29/17

## CITY ATTORNEY'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LAND DESCRIBED HEREON, AND FIND THE TITLE TO THE STREETS, AVENUES, TRACTS, AND OTHER PUBLIC PLACES TO BE IN THE ABOVE-NAMED DEDICATORS

THIS 30th DAY OF November A.D., 2017, AT 4:20 O'CLOCK, P.M., FREE AND CLEAR OF ENCUMBRANCES, EXCEPT AS SHOWN HEREIN.

Kristin M. Branson  
ATTORNEY FOR THE CITY AND COUNTY OF DENVER

Brenda A. Beez  
ASSISTANT CITY ATTORNEY

## CITY COUNCIL CERTIFICATION

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. \_\_\_\_\_ OF THE SERIES OF \_\_\_\_\_ WITNESS MY HAND AND CORPORATE SEAL OF THE CITY AND COUNTY OF DENVER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2017.

CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER

BY: \_\_\_\_\_  
DEPUTY CLERK AND RECORDER

## CLERK AND RECORDER'S CERTIFICATION

STATE OF COLORADO )  
CITY AND COUNTY OF DENVER )  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., \_\_\_\_\_ 2017, AND DULY RECORDED

AT RECEPTION NO. \_\_\_\_\_

COUNTY CLERK AND RECORDER

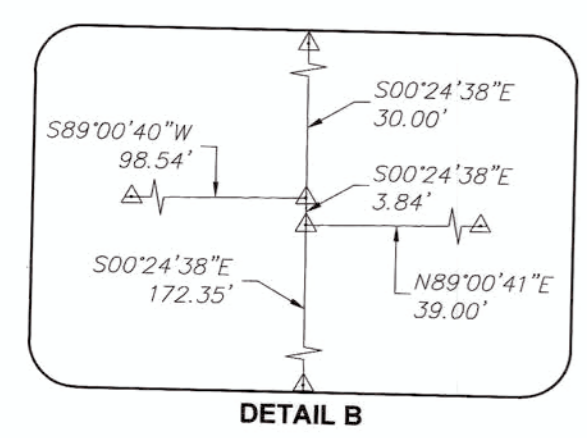
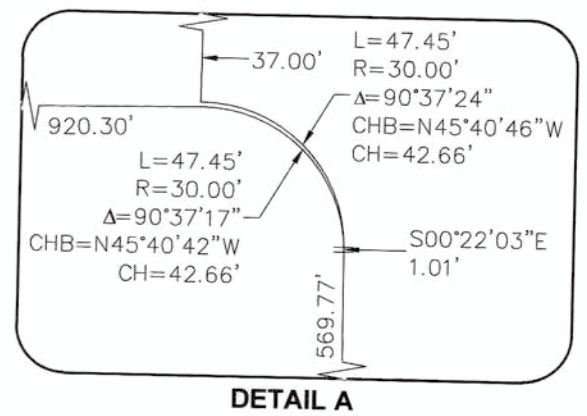
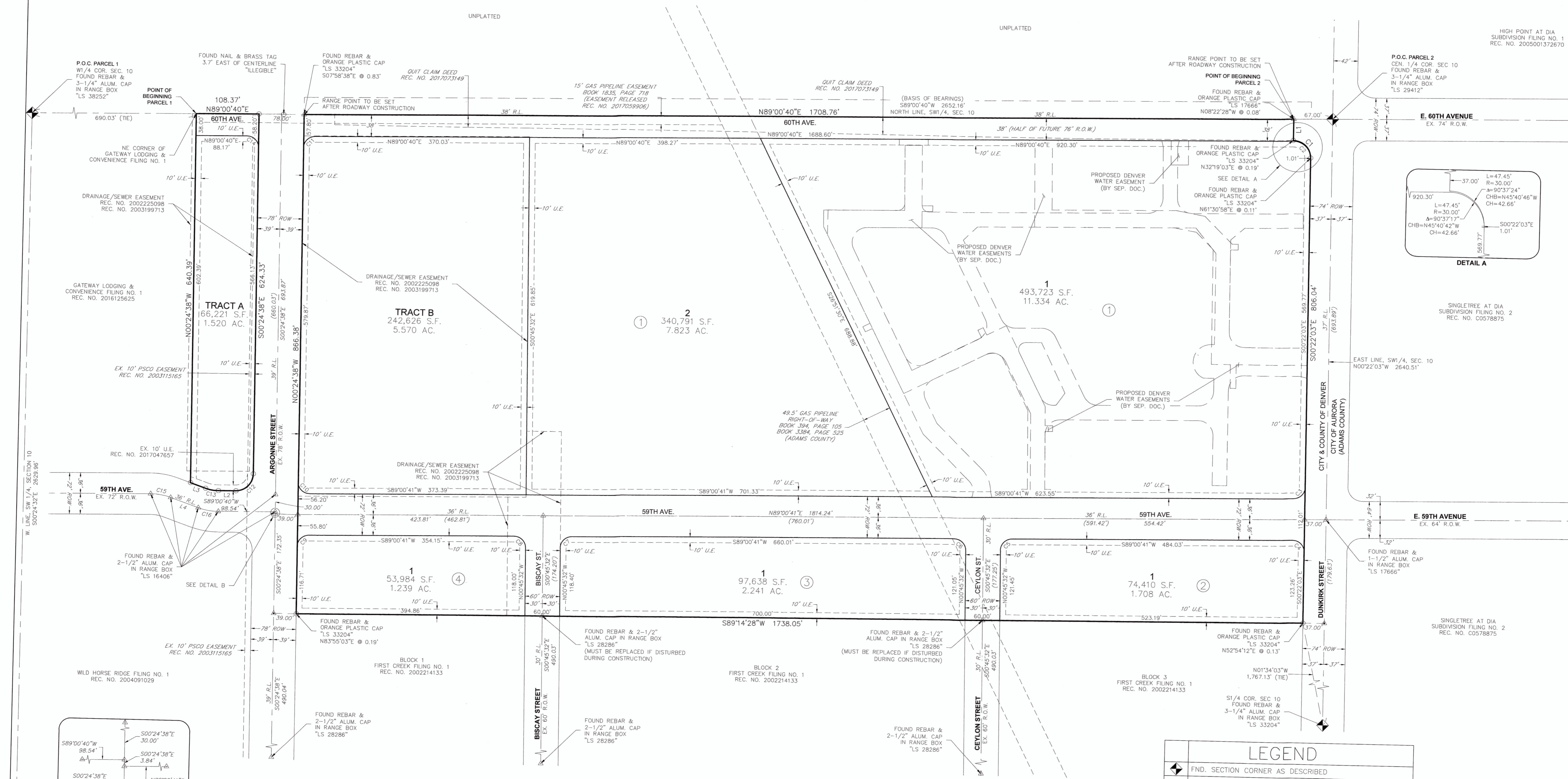
BY \_\_\_\_\_ DEPUTY  
FEE \_\_\_\_\_

## ENGINEER/SURVEYOR

**CVL** Consultants of Colorado, Inc.  
10333 E. Dry Creek Rd., Suite 240  
Englewood, CO 80112  
Tel. (720) 482-9526 / Fax: (720) 482-9546

# EAST RANGE CROSSINGS FILING NO. 1

A PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO  
SHEET 2 OF 3

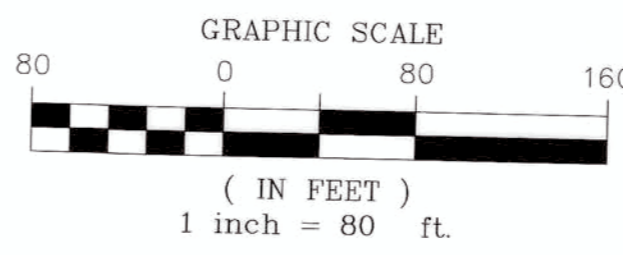


LINE NO.	LENGTH	DIRECTION
L1	37.00'	S07°08'38"W
L2	30.21'	S89°00'40"W
L3	27.88'	N70°42'09"W
L4	50.86'	S70°42'09"E

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	47.45'	30.00'	90°37'24"	N45°40'46"W	42.66'
C2	47.45'	30.00'	90°37'17"	N45°40'42"W	42.66'
C3	31.20'	20.00'	89°22'44"	N44°19'19"E	28.13'
C4	31.63'	20.00'	90°37'16"	N45°40'41"W	28.44'
C5	31.34'	20.00'	89°46'13"	S44°07'34"W	28.23'
C6	31.50'	20.00'	90°13'47"	N45°52'26"W	28.34'
C7	31.34'	20.00'	89°46'13"	S44°07'34"W	28.23'
C8	31.50'	20.00'	90°13'47"	N45°52'26"W	28.34'

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C9	31.21'	20.00'	89°25'19"	S44°18'02"W	28.14'
C10	31.62'	20.00'	90°34'41"	S45°41'58"E	28.43'
C11	31.21'	20.00'	89°25'18"	S44°18'01"W	28.14'
C12	46.82'	30.00'	89°25'01"	N44°18'01"E	42.21'
C13	22.65'	64.00'	20°16'32"	S80°51'04"E	22.53'
C14	31.62'	20.00'	90°34'43"	N45°41'59"W	28.43'
C15	35.39'	100.00'	20°16'32"	N80°50'25"W	35.20'
C16	35.39'	100.00'	20°16'32"	S80°51'04"E	35.20'

◆	FND. SECTION CORNER AS DESCRIBED
●	SET 18" NO. 5 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 (UNLESS OTHERWISE NOTED)
○	FOUND REBAR & 2" ALUMINUM CAP STAMPED LS NO. 28283 (UNLESS OTHERWISE NOTED)
△	MONUMENT BOXES WITH 30", NO. 6 REBAR AND CAP TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 38-51-105-9(A & B) COLORADO REVISED STATUTES (UNLESS NOTED OTHERWISE)
①	BLOCK NUMBER
ROW	RIGHT-OF-WAY
R.L.	RANGE LINE
AC.	ACRES
S.F.	SQUARE FEET
( )	DISTANCE BETWEEN RANGE BOXES (STREET CENTERLINE TO STREET CENTERLINE)



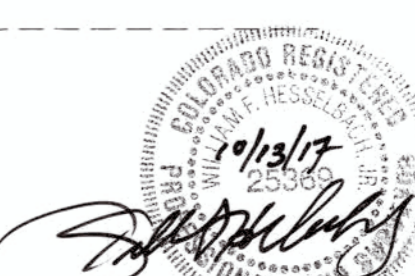
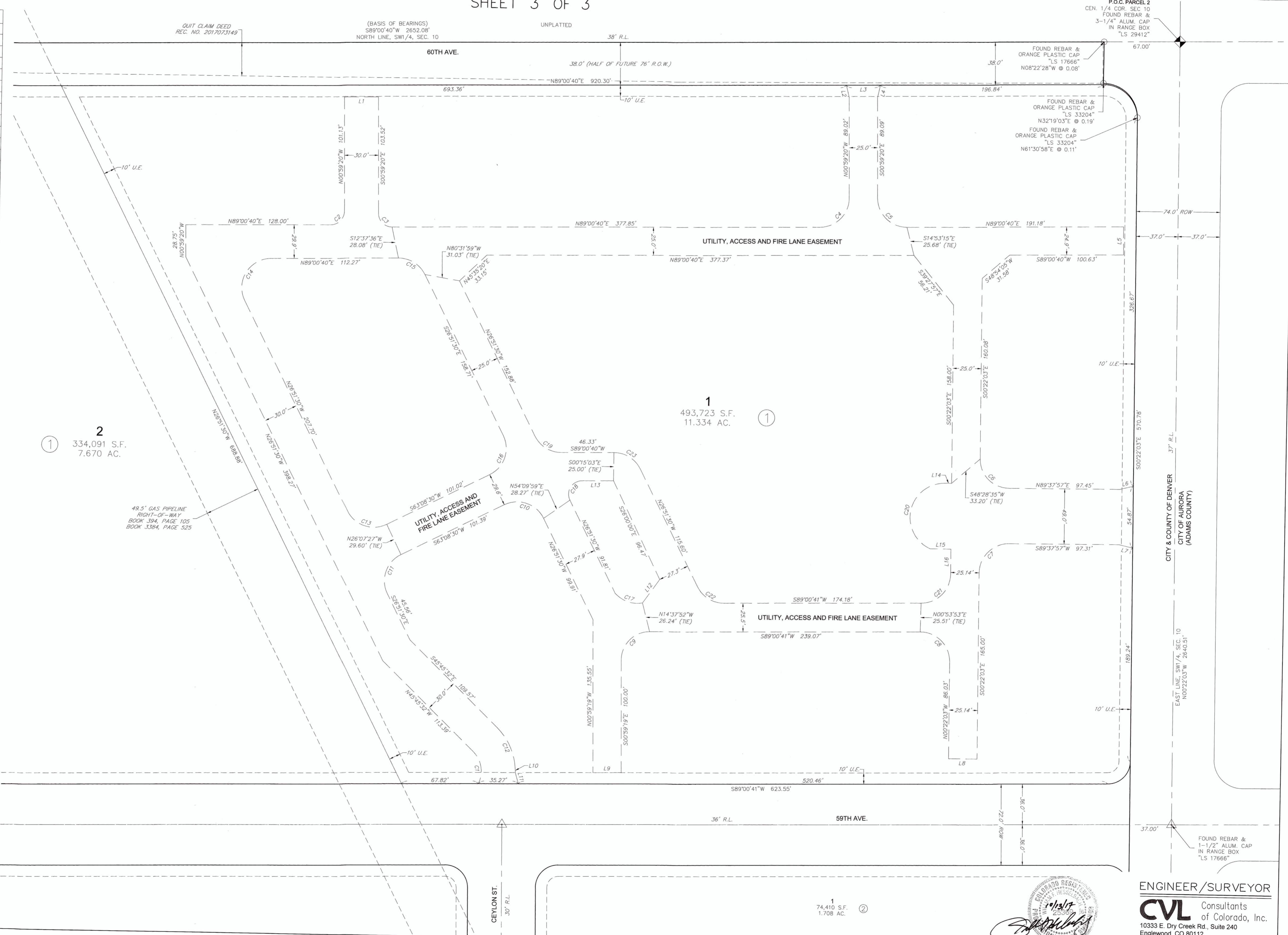
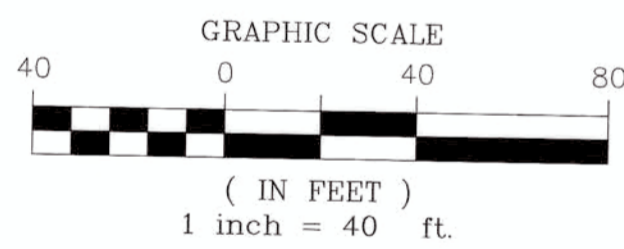
ENGINEER/SURVEYOR  
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A PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO  
SHEET 3 OF 3

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	30.92'	25.00'	70°52'27"	N10°19'19"W	28.99'
C2	18.85'	12.00'	90°00'00"	N44°00'40"E	16.97'
C3	18.85'	12.00'	90°00'00"	S45°59'20"E	16.97'
C4	40.84'	26.00'	90°00'00"	N44°00'40"E	36.77'
C5	40.84'	26.00'	90°00'00"	S45°59'20"E	36.77'
C6	40.84'	26.00'	90°00'00"	S45°59'20"E	36.77'
C7	40.84'	26.00'	90°00'00"	S44°37'57"W	36.77'
C8	41.12'	26.00'	90°37'16"	N45°40'41"W	36.97'
C9	39.27'	25.00'	90°00'00"	S44°00'41"W	35.36'
C10	40.84'	26.00'	90°00'00"	N71°51'30"W	36.77'
C11	40.84'	26.00'	90°00'00"	S18°08'30"W	36.77'
C12	39.38'	55.00'	41°01'38"	N25°14'43"W	38.55'
C13	40.84'	26.00'	90°00'00"	S71°51'30"E	36.77'
C14	52.58'	26.00'	115°52'10"	S31°04'35"W	44.07'
C15	29.10'	26.00'	64°07'50"	N58°55'25"W	27.61'
C16	40.84'	26.00'	90°00'00"	N18°08'30"E	36.77'
C17	26.72'	26.43'	57°55'37"	S71°37'24"E	25.60'
C18	24.27'	12.00'	115°52'10"	S31°04'35"W	20.34'
C19	29.10'	26.00'	64°07'50"	S58°55'25"E	27.61'
C20	83.19'	30.50'	156°16'10"	S11°55'39"W	59.70'
C21	40.56'	26.00'	89°22'44"	N44°19'19"E	36.57'
C22	29.10'	26.00'	64°07'49"	S58°55'25"E	27.61'
C23	29.10'	26.00'	64°07'50"	N58°55'25"W	27.61'

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	30.00'	N89°00'40"E
L2	11.29'	N14°02'27"W
L3	30.10'	N89°00'40"E
L4	11.29'	S12°03'47"W
L5	24.92'	S00°59'20"E
L6	12.35'	N75°53'21"E
L7	12.35'	N76°37'28"W
L8	25.14'	S89°37'48"W
L9	25.00'	S89°00'41"W
L10	5.23'	S04°43'54"E
L11	9.69'	S15°54'44"E
L12	25.82'	S34°57'18"W
L13	27.77'	N89°00'40"E
L14	5.68'	S90°00'00"W
L15	18.40'	N90°00'00"E
L16	22.21'	S00°22'03"E



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