

**BY AUTHORITY**

RESOLUTION NO. CR21-0831  
SERIES OF 2021

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A RESOLUTION**

**Accepting and approving the plat of Outlook Gateway Subdivision Filing No. 2.**

**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:

ALL OF THAT LAND AS DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED AT RECEPTION NO. 2019066078 AND SPECIAL WARRANTY DEED, RECORDED AT RECEPTION NO. 2019066079 AND SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2019066080 OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE, BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 10; THENCE S89°14'03"W, A DISTANCE OF 122.83 FEET; THENCE N00°45'57"W, A DISTANCE OF 63.50 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST 56<sup>TH</sup> AVENUE FOR THE SOUTHWEST CORNER OF A WARRANTY DEED TO THE CITY OF AURORA AS RECORDED AT RECEPTION NO. 2001034618 OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE AND BEING THE POINT OF BEGINNING;

THENCE WITH THE NORTH RIGHT OF WAY LINE OF SAID EAST 56<sup>TH</sup> AVENUE, S89°14'03"W, A DISTANCE OF 455.02 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 2019066079;

THENCE WITH THE WEST LINE OF SAID RECEPTION NO. 2019066079 AND SAID RECEPTION NO. 2019066080 AND THE EAST LINE OF LOT 1, BLOCK 1, OUTLOOK GATEWAY SUBDIVISION, FILING NO.1, N00°45'43"W, A DISTANCE OF 596.74 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 2019066080 AND ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1 OUTLOOK GATEWAY SUBDIVISION, FILING NO.1 BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST 57<sup>TH</sup> AVENUE;

THENCE WITH THE SOUTH RIGHT OF WAY LINE OF SAID EAST 57<sup>TH</sup> AVENUE AND THE NORTH LINE OF SAID RECEPTION NO. 2019066080, N89°14'03"E, A DISTANCE OF 473.34 FEET TO A POINT OF A NON-TANGENT CURVE;

THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 91°12'54", HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.84 FEET, WHOSE CHORD BEARS S45°10'04"E, A CHORD DISTANCE OF 28.58 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH DUNKIRK STREET DEDICATED BY CITY AND COUNTY OF DENVER ORDINANCE NO. 848, SERIES 2002, AND BEING A POINT OF REVERSE CURVE;

1  
2 THENCE WITH THE WEST RIGHT OF WAY LINE OF SAID NORTH DUNKIRK STREET,  
3 ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $00^{\circ}48'29''$ , HAVING  
4 A RADIUS OF 782.00 FEET, AN ARC LENGTH OF 11.03 FEET, WHOSE CHORD BEARS  
5  $S00^{\circ}02'08''W$ , A CHORD DISTANCE OF 11.03 FEET;  
6  
7 THENCE  $S00^{\circ}22'06''E$ , A DISTANCE OF 17.19 FEET TO A POINT OF CURVATURE TO THE  
8 RIGHT;  
9  
10 THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  
11  $07^{\circ}46'06''$ , HAVING A RADIUS OF 86.00 FEET, AN ARC LENGTH OF 11.66 FEET, WHOSE  
12 CHORD BEARS  $S03^{\circ}31'00''W$ , A CHORD DISTANCE OF 11.65 FEET;  
13  
14 THENCE  $S07^{\circ}24'03''W$ , A DISTANCE OF 86.78 FEET TO A POINT OF CURVATURE TO THE  
15 LEFT;  
16  
17 THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $09^{\circ}47'24''$ ,  
18 HAVING A RADIUS OF 115.00 FEET, AN ARC LENGTH OF 19.65 FEET, WHOSE CHORD  
19 BEARS  $S02^{\circ}30'15''W$ , A CHORD DISTANCE OF 19.63 FEET TO A POINT OF COMPOUND  
20 CURVATURE TO THE LEFT;  
21  
22 THENCE ALONG SAID COMPOUND CURVE TO THE LEFT THROUGH A CENTRAL ANGLE  
23 OF  $07^{\circ}42'40''$ , HAVING A RADIUS OF 796.00 FEET, AN ARC LENGTH OF 107.13 FEET,  
24 WHOSE CHORD BEARS  $S06^{\circ}14'47''E$ , A CHORD DISTANCE OF 107.05 FEET;  
25  
26 THENCE  $S10^{\circ}06'07''E$ , A DISTANCE OF 180.84 FEET TO A POINT OF CURVATURE TO THE  
27 RIGHT;  
28  
29 THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  
30  $08^{\circ}53'42''$ , HAVING A RADIUS OF 694.00 FEET, AN ARC LENGTH OF 107.74 FEET, WHOSE  
31 CHORD BEARS  $S05^{\circ}39'24''E$ , A CHORD DISTANCE OF 107.63 FEET TO A POINT OF  
32 COMPOUND CURVATURE TO THE RIGHT;  
33  
34 THENCE ALONG SAID COMPOUND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE  
35 OF  $78^{\circ}25'08''$ , HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 41.06 FEET,  
36 WHOSE CHORD BEARS  $S38^{\circ}00'01''W$ , A CHORD DISTANCE OF 37.93 FEET TO THE  
37 SOUTHEAST CORNER OF SAID WARRANTY DEED TO THE CITY OF AURORA RECORDED  
38 AT RECEPTION NO. 2001034618 AND BEING A POINT ON THE NORTH RIGHT OF WAY  
39 LINE OF SAID EAST 56<sup>TH</sup> AVENUE;  
40  
41 THENCE WITH THE EAST LINE OF SAID RECEPTION NO. 2001034618,  $N00^{\circ}45'57''W$ , A  
42 DISTANCE OF 25.84 FEET;  
43  
44 THENCE WITH THE NORTH LINE OF SAID RECEPTION NO. 2001034618,  $S89^{\circ}14'03''W$ , A  
45 DISTANCE OF 48.75 FEET;  
46  
47 THENCE WITH THE WEST LINE OF SAID RECEPTION NO. 2001034618,  $S00^{\circ}45'57''E$ , A  
48 DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.  
49

1 THE ABOVE DESCRIPTION CONTAINS 296,644 SQUARE FEET OR 6.810 ACRES OF LAND,  
2 MORE OR LESS

3  
4 propose to lay out, plat and subdivide said land, territory or real property into a block, lots and a  
5 tract, and have submitted to the Council of the City and County of Denver a plat of such proposed  
6 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,  
7 accompanied by a certificate of title from the attorney for the City and County of Denver; and  
8 dedicating the easements, streets, avenues, and public utilities and cable television easements as  
9 shown thereon; and

10 **WHEREAS**, said subdivision was surveyed by or under the direction of the City Engineer of  
11 the City and County of Denver and said City Engineer has certified as to the accuracy of said survey  
12 and said plat or map and their conformity with the requirements of Chapter 49, Article III of the  
13 Revised Municipal Code of the City and County of Denver, and said plat has been approved by the  
14 City Engineer, the Executive Director of Community Planning and Development, the Executive  
15 Director of the Department of Transportation and Infrastructure and the Executive Director of Parks  
16 and Recreation;

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

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

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

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27

1 COMMITTEE APPROVAL DATE: July 27, 2021 by Consent

2 MAYOR-COUNCIL DATE: August 3, 2021

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: Martin A. Plate, Assistant City Attorney DATE: August 5, 2021

10 Pursuant to section 13-9, 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: *Kristin M. Bronson*, Assistant City Attorney DATE: Aug 4, 2021