

BY AUTHORITY

RESOLUTION NO. CR18-1021
SERIES OF 2018

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A RESOLUTION

Accepting and approving the plat of Outlook Gateway Subdivision Filing No. 1.

A PARCEL OF LAND LOCATED IN 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, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 10 AND
CONSIDERING THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 10 TO
BEAR NORTH 89 DEGREES 42 MINUTES 29 SECONDS EAST, WITH ALL BEARINGS
CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 89 DEGREES 42 MINUTES 29 SECONDS WEST, ALONG SAID SOUTH
LINE, A DISTANCE OF 577.84 FEET;

THENCE NORTH 00 DEGREES 17 MINUTES 31 SECONDS WEST A DISTANCE OF 63.50
FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 42 MINUTES 29 SECONDS WEST, ALONG THE
NORTHERLY RIGHT-OF-WAY LINE OF 56TH AVENUE AS DESCRIBED IN DOCUMENT
RECORDED AT RECEPTION NUMBER R-92-0085715 IN THE OFFICE OF THE CITY AND
COUNTY OF DENVER CLERK AND RECORDER, A DISTANCE OF 84.14 FEET;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF 56TH AVENUE AS
DESCRIBED IN DOCUMENT RECORDED AUGUST 28, 1998 AT RECEPTION NO.
9800143407 IN THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND
RECORDER,

THE FOLLOWING FOUR (4) COURSES:

1) THENCE NORTH 00 DEGREES 17 MINUTES 31 SECONDS WEST, A DISTANCE OF
6.50 FEET;

2) THENCE SOUTH 89 DEGREES 42 MINUTES 29 SECONDS WEST, ALONG A LINE
70.00 FEET NORTHERLY DISTANT, WHEN MEASURED AT RIGHT ANGLES, AND
PARALLEL WITH SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10,
AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 1,287.41 FEET;

3) THENCE NORTH 00 DEGREES 13 MINUTES 10 SECONDS EAST A DISTANCE OF
10.00 FEET;

4) THENCE SOUTH 89 DEGREES 42 MINUTES 29 SECONDS WEST, ALONG A LINE
80.00 FEET NORTHERLY DISTANT, WHEN MEASURED AT RIGHT ANGLES, AND

1 PARALLEL WITH SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, A
2 DISTANCE OF 4.03 FEET TO A POINT ON THE BOUNDARY OF FIRST CREEK FILING NO.
3 1, A SUBDIVISION PLAT RECORDED NOVEMBER 12, 2002 AT RECEPTION NO.
4 2002214133 IN THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND
5 RECORDER;

6 THENCE ALONG SAID BOUNDARY OF FIRST CREEK FILING NO. 1 THE FOLLOWING SIX
7 (6) COURSES:

8 1) THENCE NORTH 00 DEGREES 03 MINUTES 30 SECONDS EAST A DISTANCE OF
9 27.83 FEET TO A POINT OF CURVATURE;

10 2) THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 42
11 DEGREES 03 MINUTES 58 SECONDS, A RADIUS OF 314.00 FEET, AND AN ARC LENGTH
12 OF 230.54 FEET TO A POINT OF REVERSE CURVATURE;

13 3) THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 42
14 DEGREES 04 MINUTES 04 SECONDS, A RADIUS OF 386.00 FEET, AND AN ARC LENGTH
15 OF 283.41 FEET;

16 4) THENCE NORTH 00 DEGREES 03 MINUTES 23 SECONDS EAST A DISTANCE OF
17 64.64 FEET TO A POINT OF CURVATURE;

18 5) THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89
19 DEGREES 39 MINUTES 05 SECONDS, A RADIUS OF 20.00 FEET, AND AN ARC LENGTH
20 OF 31.29 FEET;

21 6) THENCE NORTH 89 DEGREES 42 MINUTES 29 SECONDS EAST A DISTANCE OF
22 1171.72 FEET;

23 THENCE SOUTH 00 DEGREES 17 MINUTES 31 SECONDS EAST A DISTANCE OF 596.74
24 FEET TO THE POINT OF BEGINNING.

25 SAID PARCEL CONTAINS 752,206 SQUARE FEET OR 17.27 ACRES, MORE OR LESS

26 **WHEREAS**, the property owner of the following described land, territory or real property
27 situate, lying and being in the City and County of Denver, State of Colorado, to wit: propose to lay
28 out, plat and subdivide said land, territory or real property into a block and a lot, and have submitted
29 to the Council of the City and County of Denver a plat of such proposed subdivision under the name
30 and style aforesaid, showing the adjacent streets and platted territory, accompanied by a certificate
31 of title from the attorney for the City and County of Denver; and dedicating the streets and avenues,
32 as shown thereon; and

33 **WHEREAS**, said subdivision was surveyed by or under the direction of the City Engineer of
34 the City and County of Denver and said City Engineer has certified as to the accuracy of said survey
35 and said plat or map and their conformity with the requirements of Chapter 49, Article III of the

1 Revised Municipal Code of the City and County of Denver, and said plat has been approved by the
2 City Engineer, the Executive Director of Community Planning and Development, the Executive
3 Director of Public Works and the Executive Director of Parks and Recreation;

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

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

8 **Section 2.** That the said plat or map of Outlook Gateway Subdivision Filing No. 1 and
9 dedicating to the City and County of Denver the streets and avenues, as shown thereon, be and the
10 same are hereby accepted by the Council of the City and County of Denver.

11 COMMITTEE APPROVAL DATE: September 25, 2018 by Consent

12 MAYOR-COUNCIL DATE: October 2, 2018

13 PASSED BY THE COUNCIL: _____

14 _____ - PRESIDENT

15 ATTEST: _____ - CLERK AND RECORDER,
16 EX-OFFICIO CLERK OF THE
17 CITY AND COUNTY OF DENVER
18

19 PREPARED BY: Bradley A. Beck, Assistant City Attorney DATE: October 4, 2018

20 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of the
21 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
22 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §
23 3.2.6 of the Charter.

24
25 Kristin M. Bronson, Denver City Attorney

26 BY: *Kristin M. Bronson*, Assistant City Attorney DATE: Oct 3, 2018