

1 **BY AUTHORITY**

2 RESOLUTION NO. CR17-1407  
3 SERIES OF 2017

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Accepting and approving the subdivision plat of East Range Crossing Filing No. 1.**

6 **WHEREAS**, the property owner 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 **PARCEL I:**

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

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

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

20 THENCE CONTINUING NORTH 89°00'40" EAST ALONG SAID NORTH LINE, A DISTANCE OF  
21 108.37 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ARGONNE STREET;

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

- 24 1. THENCE SOUTH 00°24'38" EAST, A DISTANCE OF 624.33 FEET TO A POINT OF NON-  
25 TANGENT CURVATURE;  
26 2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF  
27 30.00 FEET, A CENTRAL ANGLE OF 89°25'01", AN ARC LENGTH OF 46.82 FEET, THE  
28 CHORD OF WHICH BEARS SOUTH 44°18'01" WEST, 42.21 FEET TO A POINT ON THE  
29 NORTHERLY RIGHT OF WAY LINE OF 59<sup>TH</sup> AVENUE;

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

- 32 1. THENCE SOUTH 89°00'40" WEST, A DISTANCE OF 30.21 FEET TO A POINT OF  
33 CURVATURE;  
34 2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF  
35 64.00 FEET, A CENTRAL ANGLE OF 20°16'32", AN ARC LENGTH OF 22.65 FEET, THE  
36 CHORD OF WHICH BEARS NORTH 80°51'04" WEST, 22.53 FEET;

1 3. THENCE NORTH 70°42'09" WEST, A DISTANCE OF 27.88 FEET TO A POINT BEING THE  
2 SOUTHEASTERLY CORNER OF SAID GATEWAY LODGING & CONVENIENCE FILING  
3 NO. 1;

4 THENCE NORTH 00°24'38" WEST ALONG THE EASTERLY LINE OF SAID GATEWAY LODGING  
5 & CONVENIENCE FILING NO. 1, A DISTANCE OF 640.39 FEET TO THE **POINT OF BEGINNING**,  
6 SAID PARCEL I CONTAINING A CALCULATED AREA OF 70,427 SQUARE FEET OR 1.617  
7 ACRES, MORE OR LESS.

8 **PARCEL II:**

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

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

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

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

- 20 1. SOUTH 00°08'38" WEST, A DISTANCE OF 37.00 FEET TO A POINT OF NON-TANGENT  
21 CURVATURE;
- 22 2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF  
23 30.00 FEET, A CENTRAL ANGLE OF 90°37'24", AN ARC LENGTH OF 47.45 FEET, THE  
24 CHORD OF WHICH BEARS SOUTH 45°40'46" EAST, 42.66 FEET;
- 25 3. THENCE SOUTH 00°22'03" EAST, A DISTANCE OF 806.04 FEET TO A POINT BEING  
26 THE NORTHEASTERLY CORNER OF FIRST CREEK FILING NO. 1, AS RECORDED AT  
27 RECEPTION NUMBER 2002214133 IN THE RECORDS OF THE CITY AND COUNTY OF  
28 DENVER CLERK AND RECORDER;

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

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

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

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

1 SAID PARCELS I & II CONTAINING A COMBINED AREA OF 1,581,247 SQUARE FEET OR  
2 36.300 ACRES, MORE OR LESS

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

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

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

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

19 **Section 2.** That the said subdivision plat of East Range Crossing Filing No. 1 and dedicating  
20 to the City and County of Denver the streets, avenues, wastewater, public utilities and cable  
21 television easements, as shown thereon, be and the same are hereby accepted by the Council of  
22 the City and County of Denver.

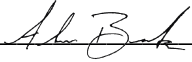
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1 COMMITTEE APPROVAL DATE: December 12, 2017

2 MAYOR-COUNCIL DATE: N/A

3 PASSED BY THE COUNCIL: December 18, 2017

4  - PRESIDENT

5 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
6 EX-OFFICIO CLERK OF THE  
7 CITY AND COUNTY OF DENVER  
8

9 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: December 14, 2017

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  
15 Kristin M. Bronson, Denver City Attorney

16 BY: , Assistant City Attorney DATE: Dec 14, 2017