

OUTLOOK GATEWAY SUBDIVISION FILING NO. 1

SITUATED IN THE SOUTHWEST 1/4 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 2

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT JOSEPH FURER, AS OWNER, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO RIGHT-OF-WAY, AND A LOT AND BLOCK AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

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

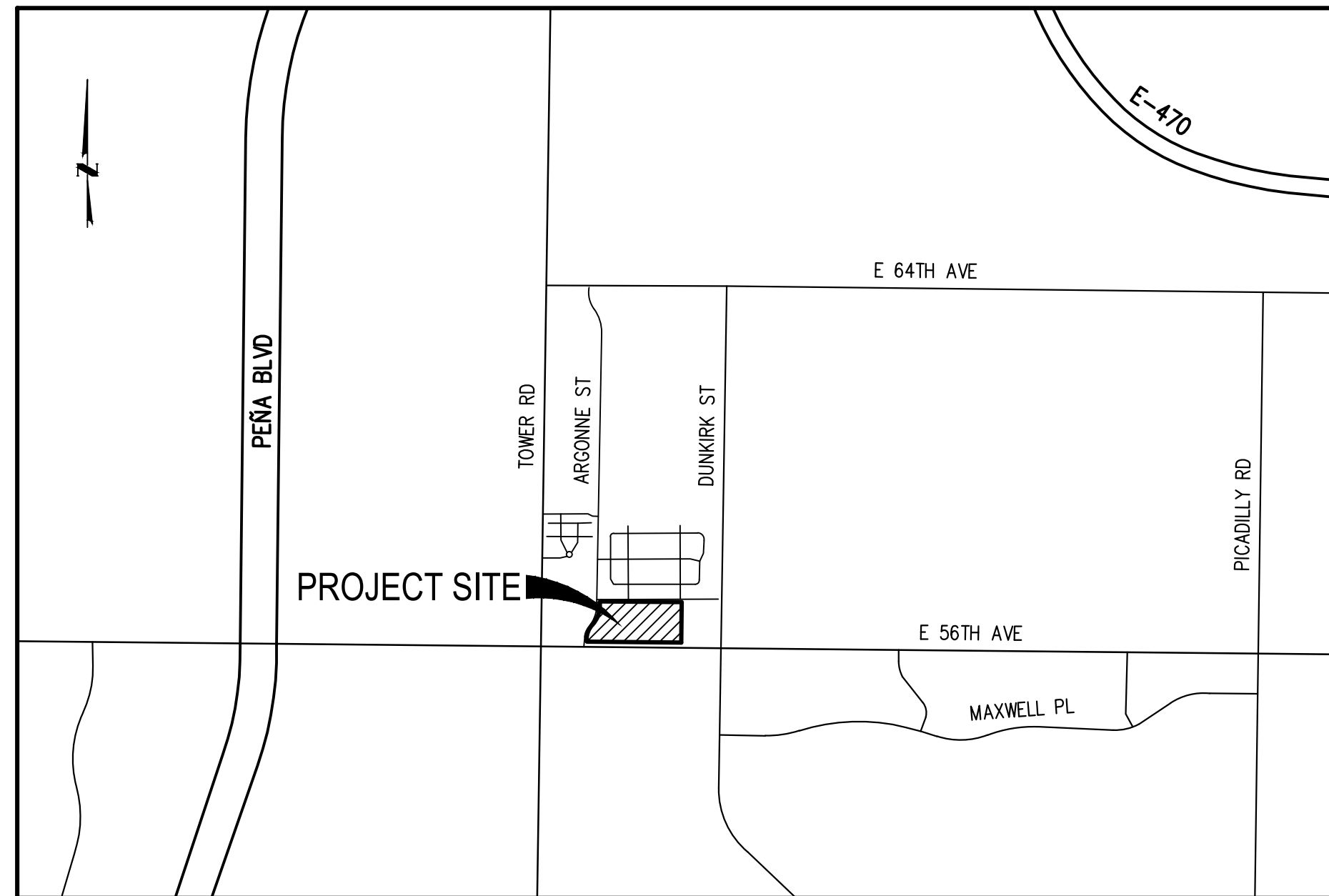
THENCE ALONG SAID BOUNDARY OF FIRST CREEK FILING NO. 1 THE FOLLOWING SIX (6) COURSES:

- 1) THENCE NORTH 00 DEGREES 03 MINUTES 30 SECONDS EAST A DISTANCE OF 27.83 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 42 DEGREES 03 MINUTES 58 SECONDS, A RADIUS OF 314.00 FEET, AND AN ARC LENGTH OF 230.54 FEET TO A POINT OF REVERSE CURVATURE;
- 3) THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 42 DEGREES 04 MINUTES 04 SECONDS, A RADIUS OF 386.00 FEET, AND AN ARC LENGTH OF 283.41 FEET;
- 4) THENCE NORTH 00 DEGREES 03 MINUTES 23 SECONDS EAST A DISTANCE OF 64.64 FEET TO A POINT OF CURVATURE;
- 5) THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89 DEGREES 39 MINUTES 05 SECONDS, A RADIUS OF 20.00 FEET, AND AN ARC LENGTH OF 31.29 FEET;
- 6) THENCE NORTH 89 DEGREES 42 MINUTES 29 SECONDS EAST A DISTANCE OF 1171.72 FEET;

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

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

UNDER THE NAME AND STYLE OF OUTLOOK GATEWAY SUBDIVISION FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS AND AVENUES AS SHOWN HEREON.



VICINITY MAP
SCALE: 1" = 2000'

NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 864007-P3 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF AUGUST 31, 2018, AT 5:00 P.M.
2. NOTICE: 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.
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT THE SOUTHWEST CORNER WITH A 3.25" ALUMINUM CAP STAMPED 1998 PLS 19003 AND THE SOUTH QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED AZTEC PLS 33204, ASSUMED TO BEAR NORTH 89°42'29" EAST.
5. SURVEYED PROPERTY FALLS WITHIN ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 080046 0117H, REVISED TO REFLECT LOMR EFFECTIVE AUGUST 11, 2017.
6. THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
7. THE SURVEYED PROPERTY CONTAINS 752,206 SQUARE FEET OR 17.27 ACRES, MORE OR LESS.
8. RIGHT OF ACCESS FOR EMERGENCY SERVICES ON AND ACROSS ALL PLATTED PROPERTY FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES IS HEREBY GRANTED.
9. BLANKET ELECTRIC AND NATURAL GAS EASEMENT DEDICATED BY THIS PLAT.
10. SANITARY SEWER FOR THIS PROPERTY WILL TIE INTO EXISTING SANITARY SEWER IN ARGONNE STREET WHICH DISCHARGES INTO THE E. 56TH AVENUE INTERCEPTOR. WASTE WATER WILL NOT CONNECT DIRECTLY OR INDIRECTLY INTO THE TOWER ROAD INTERCEPTOR, AND THEREFORE THIS PROPERTY AND THE DEVELOPMENT ON THIS PROPERTY WILL NOT BE SUBJECT TO THE TERMS AND CONDITIONS OF THE AGREEMENT (TOWER ROAD SEWER LINE) RECORDED ON MARCH 26, 1992 AT RECEPTION NO R-92-0029382.

OWNER:

JOSEPH FURER

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____) §

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY

OF _____, 2018, BY JOSEPH FURER

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

[S E A L]

NOTARY PUBLIC

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 ____ DAY OF _____ A.D., 2018, AT ____ O'CLOCK, ____ M.,

ATTORNEY FOR THE CITY AND COUNTY OF DENVER

ASSISTANT CITY ATTORNEY

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.

CITY ENGINEER

DATE

APPROVED BY THE MANAGER OF PUBLIC WORKS:

EXECUTIVE DIRECTOR OF PUBLIC WORKS

DATE

APPROVED BY THE PLANNING AND DEVELOPMENT OFFICE:

EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

APPROVED BY THE MANAGER OF PARKS AND RECREATION:

EXECUTIVE DIRECTOR OF PARKS AND RECREATION

DATE

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., 2018.

BY _____
DEPUTY CLERK AND RECORDER

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, AND THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS AND ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED AND ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.
DATE OF PLAT OR MAP: _____

RYAN BRYSON, PLS 38538
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH

CLERK & RECORDER'S CERTIFICATE:

STATE OF COLORADO)
CITY AND COUNTY OF DENVER)
SS.
)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT ____ O'CLOCK ____ M., ON THE ____ DAY OF _____ 2018, AND DULY RECORDED IN BOOK ____ PAGE ____ .
RECEPTION NO. _____ .

CLERK AND RECORDER

BY _____ DEPUTY

FEE _____

PREPARED: SEPTEMBER 6, 2018

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

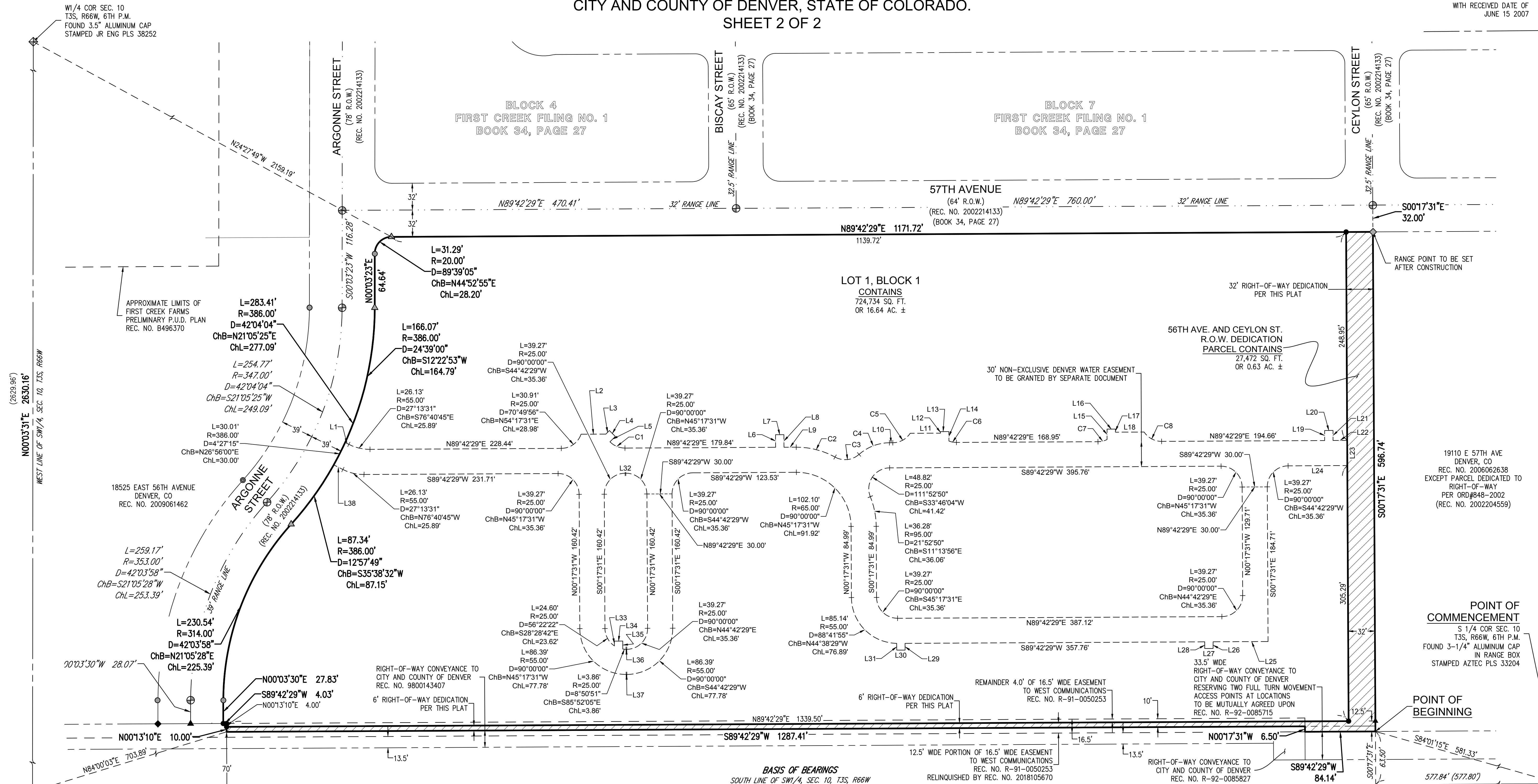
FILED IN PLAT BOOK 17885 (17885 PLATTING LAYOUT COVER)
2 X REF: P-17885 (17885 PLATTING LAYOUT COVER)
PLATTED: THU 09/06/18 05:11 AM BY: RYAN BRYSON

PROJECT NUMBER: 170815

OUTLOOK GATEWAY SUBDIVISION FILING NO. 1

SITUATED IN THE SOUTHWEST 1/4 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 2

C1/4 COR SEC. 10
T3S, R66W, 6TH P.M.
FOUND 3-1/4" ALUMINUM CAP
IN RANGE BOX
STAMPED 2006 LS 29412
PER MONUMENT RECORD
WITH RECEIVED DATE OF
JUNE 15 2007



SW COR SEC. 10
T3S, R66W, 6TH P.M.
FOUND 3-1/4" ALUMINUM CAP
IN RANGE BOX
STAMPED 1998 PLS 19003

18525 EAST 56TH AVENUE
DENVER, CO
REC. NO. 2009061462

LOT 1, BLOCK 1
CONTAINS
724,734 SQ. FT.
OR 16.64 AC. ±

19110 E 57TH AVE
DENVER, CO
REC. NO. 2006062638
EXCEPT PARCEL DEDICATED TO
RIGHT-OF-WAY
PER ORD#848-2002
(REC. NO. 2002204559)

56TH AVENUE
(RIGHT-OF-WAY VARIES)
(CITY COUNCIL RESOLUTION NO. 64, SERIES OF 2009)
(REC. NO. 20090064) (REC. NO. 2009068395)
(REC. NO. 9800143407)

LEGEND

- ⊕ FOUND RANGE POINT, NO. 5 REBAR WITH 2.5" ALUMINUM CAP STAMPED PLS 28286
- FOUND BARE NO. 5 REBAR (BENT) UNLESS OTHERWISE NOTED
- ⬠ FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED BURDICK PLS 9010
- ⬠ FOUND NO. 5 REBAR WITH 1.25" ORANGE PLASTIC CAP STAMPED PLS 28286
- ⬠ FOUND NO. 5 REBAR WITH 1.25" ORANGE PLASTIC CAP STAMPED AZTEC PLS 33204
- SET NO. 5 X 18" REBAR WITH 1.25" RED PLASTIC CAP, PLS 38538
- ◆ SET NAIL & 1" BRASS TAG, PLS 38538
- RANGE POINT TO BE SET AFTER CONSTRUCTION 30" LONG #6 REBAR WITH DURABLE CAP, STAMPED RANGE POINT & PLS NUMBER OF RESPONSIBLE SURVEYOR
- ⊕ SECTION CORNER
- RANGE LINE
- - - RIGHT-OF-WAY LINE
- ▨ DEDICATED TO THE CITY & COUNTY OF DENVER BY THIS PLAT
- (xx.xx') RECORD DIMENSION

BASIS OF BEARINGS
SOUTH LINE OF SW1/4, SEC. 10, T3S, R66W

LINE TABLE

LINE	BEARING	LENGTH
L1	S63°04'00"E	4.99'
L2	N89°42'29"E	29.60'
L3	N44°42'29"E	5.97'
L4	S45°17'31"E	10.00'
L5	S44°42'29"W	9.05'
L6	N00°17'31"W	15.00'
L7	N89°42'29"E	10.00'
L8	S00°17'31"E	15.00'
L9	N89°42'29"E	14.61'
L10	N89°42'29"E	3.98'

LINE TABLE

LINE	BEARING	LENGTH
L11	N89°42'29"E	36.17'
L12	N00°17'31"W	1.85'
L13	N89°42'29"E	10.00'
L14	S00°20'07"E	11.32'
L15	N00°17'31"W	12.50'
L16	N89°42'29"E	10.00'
L17	S00°17'31"E	3.73'
L18	N89°42'29"E	34.22'
L19	N00°17'31"W	12.00'
L20	N89°42'29"E	10.00'

LINE TABLE

LINE	BEARING	LENGTH
L21	S00°17'31"E	12.00'
L22	N89°42'29"E	16.83'
L23	S00°17'31"E	584.24'
L24	S89°42'29"W	70.66'
L25	S89°42'29"W	65.61'
L26	S00°17'31"E	8.00'
L27	S89°42'29"W	10.00'
L28	N00°17'31"W	8.00'
L29	S00°17'32"E	8.00'
L30	S89°42'28"W	10.00'

LINE TABLE

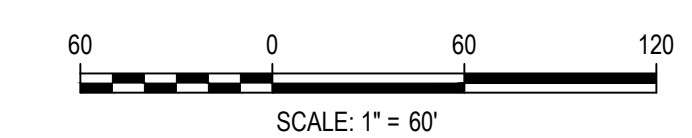
LINE	BEARING	LENGTH
L31	N00°17'32"W	8.01'
L32	S89°42'29"W	0.92'
L33	N00°17'31"W	5.69'
L34	N89°42'29"E	10.00'
L35	S00°17'31"E	9.57'
L36	N89°42'29"E	0.92'
L37	S89°42'29"W	0.92'
L38	N63°04'00"W	12.26'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	25.00'	45°42'03"	19.94'	S67°26'29"E	19.42'
C2	95.00'	29°10'37"	48.38'	S75°42'13"E	47.86'
C3	25.00'	70°31'44"	30.77'	N83°37'14"E	28.87'
C4	55.00'	41°21'07"	39.70'	N69°01'56"E	38.84'
C5	25.00'	56°22'08"	24.60'	N61°31'25"E	23.62'
C6	25.00'	21°06'44"	9.21'	S79°44'09"E	9.16'
C7	25.00'	25°49'19"	11.27'	N76°47'50"E	11.17'
C8	25.00'	56°40'32"	24.73'	S61°57'15"E	23.73'

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

EAST LINE OF SW1/4, SEC. 10, T3S, R66W



PROJECT NUMBER: 170815

PREPARED: SEPTEMBER 6, 2018

