

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 56TH 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 56TH 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 57TH AVENUE;

THENCE WITH THE SOUTH RIGHT OF WAY LINE OF SAID EAST 57TH 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

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

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

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

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

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

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

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

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28

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: _____, Assistant City Attorney DATE: _____