

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 59TH 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.

23
24
25

REMAINDER OF PAGE INTENTIONALLY BLANK

1 COMMITTEE APPROVAL DATE: December 12, 2017

2 MAYOR-COUNCIL DATE: N/A

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: 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: *Kristin M. Bronson*, Assistant City Attorney DATE: Dec 14, 2017