

FIRST CREEK VILLAGE FILING NO. 2
A PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WATERMARK FIRST CREEK DENVER CO, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND B & R PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY AS OWNERS, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO 1 BLOCK AND 1 LOT, AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS PLAT ARE BASED UPON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEARING NORTH 00°04'06" WEST, FROM THE CENTER QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 20699", TO THE NORTH QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 27278" IN A RANGEBOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 16;

THENCE NORTH 71°53'48" EAST, A DISTANCE OF 2038.64 FEET TO A POINT ON THE NORTH LINE OF THE ELMENDORF DRIVE RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF FIRST CREEK VILLAGE FILING NO. 1, RECORDED AT RECEPTION NO. 2016157635, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE NORTH 00°12'22" WEST, A DISTANCE OF 653.22 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 23.83 FEET, A CENTRAL ANGLE OF 90°12'35" AND AN ARC LENGTH OF 37.52 FEET, THE CHORD OF WHICH BEARS NORTH 45°09'28" WEST, A DISTANCE OF 33.76 FEET;

THENCE NORTH 00°15'28" WEST, A DISTANCE OF 60.00 FEET;

THENCE SOUTH 88°20'45" EAST, A DISTANCE OF 119.90 FEET;

THENCE NORTH 89°44'32" EAST, A DISTANCE OF 500.32 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°59'40" AND AN ARC LENGTH OF 47.12 FEET TO A POINT ON THE WEST LINE OF THE TOWER ROAD RIGHT-OF-WAY, BEING A LINE 70.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16;

THENCE SOUTH 00°15'08" EAST, ALONG SAID LINE, A DISTANCE OF 756.92 FEET TO A POINT ON THE NORTH LINE OF SAID ELMENDORF DRIVE RIGHT-OF-WAY AND A POINT OF CURVATURE;

THENCE ALONG THE NORTH LINE OF SAID ELMENDORF DRIVE RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

1. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°15'13" AND AN ARC LENGTH OF 47.26 FEET;
2. NORTH 89°59'56" WEST, A DISTANCE OF 495.81 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°47'34" AND AN ARC LENGTH OF 39.18 FEET;
4. SOUTH 87°07'26" WEST, A DISTANCE OF 76.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.865 ACRES, OR 473,263 SQUARE FEET, MORE OR LESS.

UNDER THE NAME AND STYLE OF FIRST CREEK VILLAGE FILING NO. 2, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, AVENUES, AND OTHER PUBLIC PLACES HEREON SHOWN AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, ALSO TO THE CITY AND COUNTY OF DENVER AND APPLICABLE PUBLIC UTILITIES AND CABLE TELEVISION EASEMENTS AS SHOWN.

OWNERS

WATERMARK FIRST CREEK DENVER CO, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Paul M. Thriest 12/12/16
DATE

NAME: Paul M. Thriest TITLE: Manager

STATE OF INDIANA)
COUNTY OF VIGO)SS

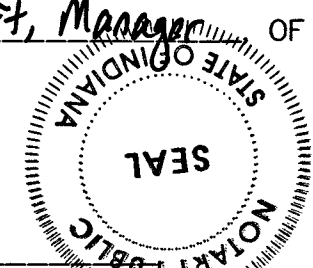
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY

OF December 2016, BY Paul M. Thriest, Manager OF WATERMARK FIRST CREEK DENVER CO, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

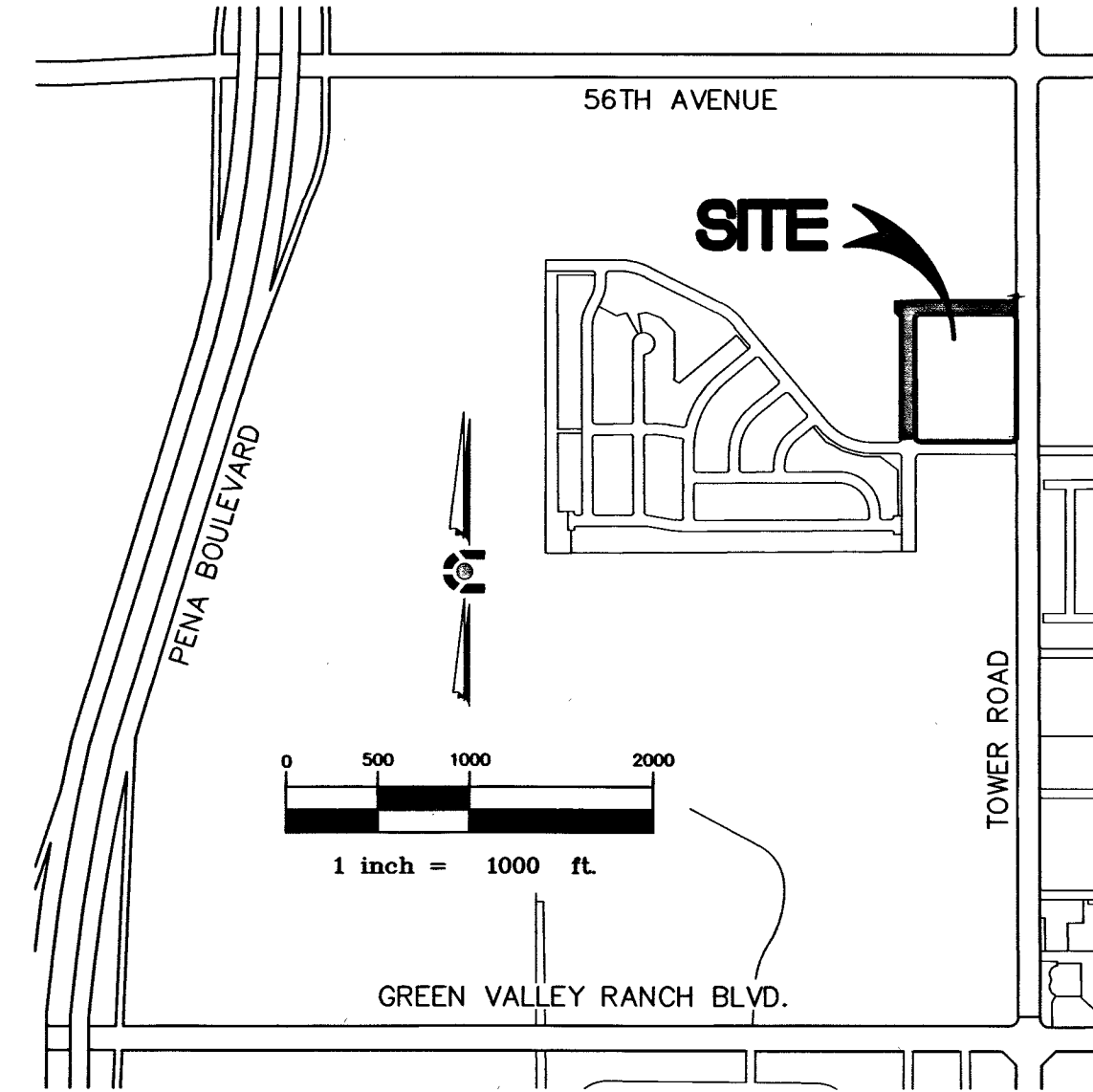
MY COMMISSION EXPIRES 8-29-17

Tami L. Robertson Terre Haute, Indiana
NOTARY PUBLIC ADDRESS



VICINITY MAP

SCALE: 1" = 1000'



LAND AREA SUMMARY

TYPE	AREA (SF)	AREA (AC)
LOT 1	382,484	8.781
ROW	90,779	2.084
TOTAL	473,263	10.865

SHEET INDEX

SHEET 1 COVER
SHEET 2 PLAT

NOTE:

- THE GATEWAY SUBDIVISION RULES AND REGULATIONS LAND DEDICATION REQUIREMENTS HAVE BEEN MET AS FOLLOWS:
1. THE MAJOR PARK, OPEN SPACE AND TRAIL DEDICATION REQUIREMENT HAS BEEN SATISFIED WITH THE DEDICATION OF FIRST CREEK.
 2. THE NEIGHBORHOOD PARK DEDICATION REQUIREMENT HAS BEEN SATISFIED BY TRACT K, FIRST CREEK VILLAGE FILING NO. 1.
 3. THE SCHOOL SITE DEDICATION WILL BE SATISFIED WITH PAYMENT OF FEE IN LIEU TO THE SCHOOL DISTRICT.

GENERAL NOTES

1. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY CORE CONSULTANTS, INC. FOR RECORD DOCUMENTS AND DETERMINATION OF OWNERSHIP, EASEMENTS OF RECORD, RIGHTS-OF-WAY AND ENCUMBRANCES, CORE CONSULTANTS, INC. RELIED UPON TITLE COMMITMENT ORDER NO. ABJ70461781-11, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF 04-22-2016 AT 5:00 P.M.
2. BEARINGS FOR THIS PLAT ARE BASED UPON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEARING NORTH 00°04'06" WEST, FROM THE CENTER QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 20699", TO THE NORTH QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 27278" IN A RANGEBOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
3. A RIGHT OF ACCESS FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
4. THERE ARE 2.084 ACRES OF DEDICATED RIGHT-OF-WAY IN FIRST CREEK VILLAGE FILING NO. 2.
5. RANGE POINTS SET BY THIS PLAT ARE #6 REBAR WITH 2" ALUMINUM CAP STAMPED "PLS 38151" IN A RANGE BOX, UNLESS OTHERWISE NOTED.

OWNERS

B & R PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Gregory W. Berger 12/15/16
DATE

NAME: Gregory W. Berger TITLE: Manager

STATE OF COLORADO)
COUNTY OF DENVER)SS

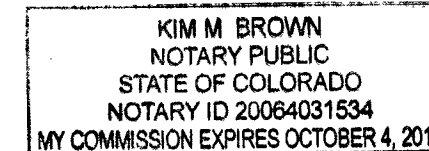
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY

OF December 2016, BY Gregory W. Berger OF B & R PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 10/4/2018

Kim M. Brown 410 17th St Denver Co 80202
NOTARY PUBLIC ADDRESS



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.

Dale Schum 12.20.16
CITY ENGINEER DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS:

[Signature] 12.19.16
EXECUTIVE DIRECTOR OF PUBLIC WORKS DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

Cheryl L. 12.15.16
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

Harvey Haynes 12/18/16
EXECUTIVE DIRECTOR OF PARKS AND RECREATION DATE

CITY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LAND DESCRIBED HEREON, AND FIND THE TITLE TO THE STREETS, AVENUES, LOTS AND OTHER PUBLIC PLACES TO BE IN THE ABOVE-NAMED DEDICATOR THIS 20th DAY OF December A.D., 2016 AT 2:18 O'CLOCK P.M. FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN.

Kristin Branson BY: [Signature]
ATTORNEY FOR THE CITY AND COUNTY OF DENVER

CITY COUNCIL CERTIFICATE

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., 2016.

CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER

BY: _____
DEPUTY CLERK AND RECORDER

SURVEYOR'S CERTIFICATE

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 THAT THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS AND ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.



THOMAS M. GIRARD
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 38151
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.

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.

CLERK AND 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., _____, 2016 AND DULY RECORDED AT

RECEPTION NO. _____

CLERK AND RECORDER

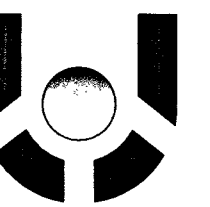
BY: _____
DEPUTY CLERK AND RECORDER

FEE: _____

FIRST CREEK VILLAGE FILING NO. 2

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES
LAND SURVEYING
3025 W. 144th Ave., Ste. 109
Littleton, CO 80120

CORE
CONSULTANTS



NO.	DESCRIPTION	DATE	BY

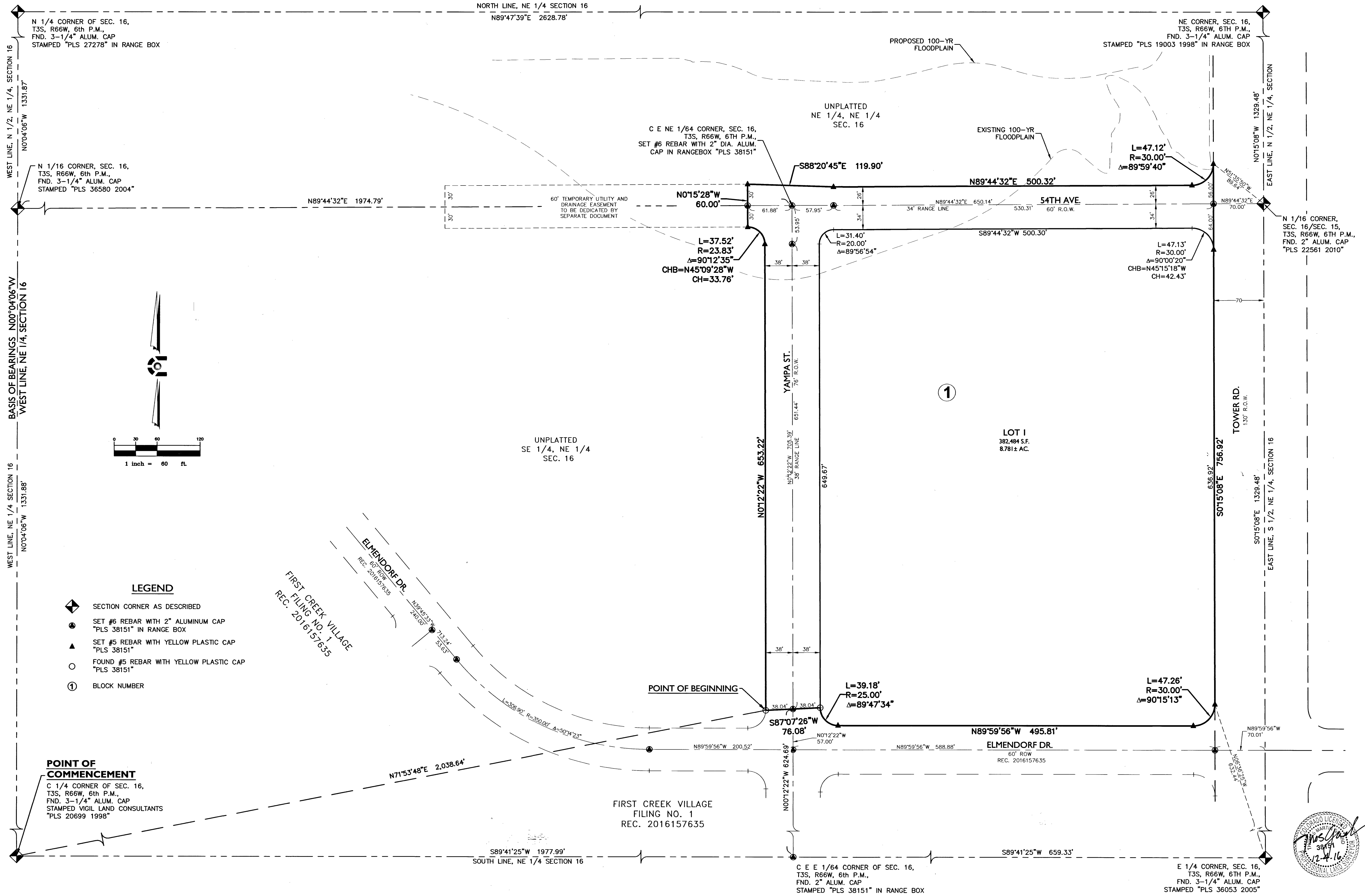
FIRST CREEK VILLAGE FILING NO. 2

INITIAL PLAN
RELEASE: 12/01/16
DESIGNED BY: DF
DRAWN BY: JCA
CHECKED BY: TMG

JOB NO.
13-008

SHEET
1 OF 2

FIRST CREEK VILLAGE FILING NO. 2
 A PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF DENVER, STATE OF COLORADO



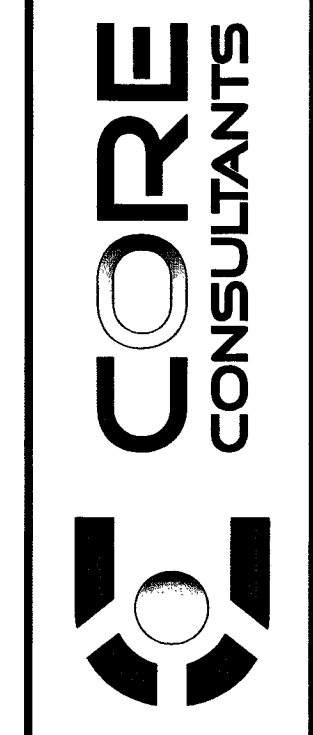
LEGEND

- ◆ SECTION CORNER AS DESCRIBED
- SET #6 REBAR WITH 2" ALUMINUM CAP "PLS 38151" IN RANGE BOX
- ▲ SET #5 REBAR WITH YELLOW PLASTIC CAP "PLS 38151"
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP "PLS 38151"
- ① BLOCK NUMBER

POINT OF COMMENCEMENT

C 1/4 CORNER OF SEC. 16, T3S, R66W, 6th P.M., FND. 3-1/4" ALUM. CAP STAMPED "PLS 20699 1998"

CIVIL ENGINEERING
 DEVELOPMENT CONSULTING
 LAND SURVEYING
 1950 W. Littleton Blvd., Ste. 109
 Littleton, CO 80120



NO.	DESCRIPTION	DATE	BY

FIRST CREEK VILLAGE FILING NO. 2



INITIAL PLAN
 RELEASE: 12/1/16
 DESIGNED BY: JCA
 DRAWN BY: JCA
 CHECKED BY: JMG

JOB NO.
 13-008
 SHEET
 2 OF 2