

**BY AUTHORITY**

RESOLUTION NO. CR16-0996  
SERIES OF 2016

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A RESOLUTION**

**Accepting and approving the plat of First Creek Village Filing No. 1.**

**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:

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 DESCRIPTION ARE BASED UPON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, BEARING NORTH 00°04'06" WEST, FROM THE CENTER QUARTER CORNER, BEING A 3 1/4" ALUMINUM CAP STAMPED "PLS 20699" TO THE NORTH QUARTER CORNER, BEING A 3 1/4" ALUMINUM CAP STAMPED "PLS 27278" IN A RANGEBOX, WITH ALL BEARING CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 16, THENCE NORTH 00°04'06" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,524.10 FEET;  
THENCE NORTH 09°45'33" EAST, A DISTANCE OF 128.58 FEET TO A POINT OF NON-TANGENT CURVATURE;  
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 39.27 FEET, THE CHORD OF WHICH BEARS SOUTH 35°14'27" EAST, A DISTANCE OF 35.36 FEET;  
THENCE SOUTH 80°14'27" EAST, A DISTANCE OF 94.91 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 09°49'39" AND AN ARC LENGTH OF 54.89 FEET;  
THENCE NORTH 89°55'54" EAST, A DISTANCE OF 208.17 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 26°41'41" AND AN ARC LENGTH OF 177.05 FEET;  
THENCE SOUTH 63°22'26" EAST, A DISTANCE OF 429.53 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 23°36'53" AND AN ARC LENGTH OF 156.62 FEET;  
THENCE SOUTH 39°45'33" EAST, A DISTANCE OF 713.24 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 50°14'23" AND AN ARC LENGTH OF 280.59 FEET;  
THENCE SOUTH 89°59'56" EAST, A DISTANCE OF 137.32 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°12'26" AND AN ARC LENGTH OF 39.36 FEET;  
THENCE NORTH 87°07'26" EAST, A DISTANCE OF 76.08 FEET TO A POINT OF NON-TANGENT CURVATURE;  
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°47'34" AND AN ARC LENGTH OF 39.18 FEET, THE CHORD OF WHICH BEARS SOUTH 45°06'09" EAST, A DISTANCE OF 35.29 FEET;  
THENCE SOUTH 89°59'56" EAST, A DISTANCE OF 495.81 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 90°15'13" AND AN ARC LENGTH OF 47.26 FEET TO A POINT ON THE WEST LINE OF THE TOWER ROAD RIGHT-OF-WAY AS DESCRIBED IN RESOLUTION 63, SERIES 2012, RECORDED AT RECEPTION NO. 2012048651 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE, BEING A LINE 70.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 16;  
THENCE SOUTH 00°15'08" EAST, ALONG SAID WEST LINE OF SAID TOWER ROAD RIGHT-OF-WAY, A DISTANCE OF 128.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

1 THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A  
2 CENTRAL ANGLE OF 89°44'48" AND AN ARC LENGTH OF 46.99 FEET, THE CHORD OF WHICH BEARS NORTH  
3 45°07'32" WEST, A DISTANCE OF 42.33 FEET;  
4 THENCE NORTH 89°59'56" WEST, A DISTANCE OF 495.95 FEET TO A POINT OF CURVATURE;  
5 THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE  
6 OF 90°12'26" AND AN ARC LENGTH OF 39.36 FEET;  
7 THENCE SOUTH 00°12'22" EAST, A DISTANCE OF 508.39 FEET TO A POINT ON THE SOUTH LINE OF THE  
8 NORTHEAST QUARTER OF SAID SECTION 16;  
9 THENCE SOUTH 89°41'25" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2015.99 FEET TO THE POINT OF  
10 BEGINNING.

11  
12 CONTAINING AN AREA OF 55.606 ACRES, OR 2,422,211 SQUARE FEET, MORE OR LESS.

13  
14 propose to lay out, plat and subdivide said land, territory or real property into blocks, lots and tracts,  
15 and have submitted to the Council of the City and County of Denver a plat of such proposed  
16 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,  
17 accompanied by a certificate of title from the attorney for the City and County of Denver; and  
18 dedicating the streets, avenues, wastewater easements, public utilities and cable television easements  
19 as shown thereon;

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

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

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

30 **Section 2.** That the said plat or map of First Creek Village Filing No. 1 and dedicating to the  
31 City and County of Denver the streets, avenues, wastewater easements, public utilities and cable  
32 television easements as shown thereon, be and the same are hereby accepted by the Council of the  
33 City and County of Denver.

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1 COMMITTEE APPROVAL DATE: October 27, 2016

2 MAYOR-COUNCIL DATE: November 1, 2016

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 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: November 3, 2016

9 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of the  
10 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
11 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §  
12 3.2.6 of the Charter.

13 Kristin M. Bronson, Denver City Attorney

14 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_