

**BY AUTHORITY**

RESOLUTION NO. CR17-0037  
SERIES OF 2017

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A RESOLUTION**

**Accepting and approving the plat of First Creek Village Filing No. 2**

**WHEREAS**, the property owners 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 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 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.

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

2  
3 propose to lay out, plat and subdivide said land, territory or real property into a block and a lot, and  
4 have submitted to the Council of the City and County of Denver a plat of such proposed subdivision  
5 under the name and style aforesaid, showing the adjacent streets and platted territory, accompanied  
6 by a certificate of title from the attorney for the City and County of Denver; and dedicating the  
7 streets, avenues, public utilities and cable television easements as shown thereon.

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

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

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

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

22 COMMITTEE APPROVAL DATE: January 17, 2017

23 MAYOR-COUNCIL DATE: January 24, 2017

24 PASSED BY THE COUNCIL: \_\_\_\_\_

25 \_\_\_\_\_ - PRESIDENT

26 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
27 EX-OFFICIO CLERK OF THE  
28 CITY AND COUNTY OF DENVER  
29

30 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: January 26, 2017

31 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of the  
32 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
33 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §  
34 3.2.6 of the Charter.

35  
36 Kristin M. Bronson, Denver City Attorney

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