

BY AUTHORITY

RESOLUTION NO. CR18-0328

COMMITTEE OF REFERENCE:

SERIES OF 2018

Land Use, Transportation & Infrastructure

A RESOLUTION

Accepting and approving the plat of First Creek Village Filing No. 4.

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:

TWO PARCELS OF LAND LOCATED IN FIRST CREEK VILLAGE FILING NO. 3, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2017111922 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, 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:

PARCEL 1:

LOTS 5 THROUGH 20, INCLUSIVE, BLOCK 2, AND A PORTION OF TRACT A, FIRST CREEK VILLAGE FILING NO. 3, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2017111922 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, 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, BEING ASSUMED TO BEAR SOUTH 00°04'06" EAST, FROM THE NORTH QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS 27278", IN A RANGEBOX, TO THE CENTER QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS 20699", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 16, THENCE SOUTH 09°33'44" EAST, A DISTANCE OF 733.28 FEET TO NORTHWEST CORNER OF LOT 6, BLOCK 2, SAID FIRST CREEK VILLAGE FILING NO. 3 PLAT AND THE POINT OF BEGINNING;

THENCE N 89°41'59" E, ALONG THE NORTH LINE OF SAID BLOCK 2, ALSO BEING THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 479.06 FEET TO THE NORTHEAST CORNER OF LOT 19, SAID BLOCK 2;

THENCE S 00°04'06" E, ALONG THE EAST LINE OF LOTS 19 AND 20, SAID BLOCK 2, A DISTANCE OF 204.30 FEET TO A POINT ON THE NORTH LINE OF THE 54TH AVE. RIGHT-OF-WAY, AS SHOWN ON SAID FIRST CREEK VILLAGE FILING NO. 3 PLAT;

1 THENCE ALONG THE NORTH LINE OF SAID 54TH AVE. RIGHT-OF-WAY, THE FOLLOWING
2 SIX (6) COURSES:

- 3 1. N 63°22'26" W, A DISTANCE OF 87.56 FEET TO A POINT OF CURVATURE,
- 4 2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, A
5 CENTRAL ANGLE OF 26°41'41" AND AN ARC LENGTH OF 107.16 FEET;
- 6 3. S 89°55'54" W, A DISTANCE OF 272.50 FEET TO A POINT OF CURVATURE;
- 7 4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A
8 CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET;
- 9 5. N 00°04'07" W, A DISTANCE OF 5.96 FEET;
- 10 6. S 89°55'54" W, A DISTANCE OF 30.94 FEET;

11
12 THENCE N 00°04'06" W, A DISTANCE OF 92.04 FEET;

13 THENCE N 89°55'54" E, A DISTANCE OF 20.94 TO A POINT ON THE WEST LINE OF SAID
14 BLOCK 2;

15 THENCE N 00°04'06" W, ALONG THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF
16 25.51 FEET TO THE POINT OF BEGINNING.

17 CONTAINING AN AREA OF 72,768 SQUARE FEET OR 1.670 ACRES, MORE OR LESS.

18 PARCEL 2:

19 LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 3, AND TRACT E,

20 FIRST CREEK VILLAGE FILING NO. 3,

21 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

22 CONTAINING AN AREA OF 32,134 SQUARE FEET OR 0.738 ACRES, MORE OR LESS

23 PARCELS 1 AND 2 CONTAIN A TOTAL NET AREA OF 104,902 SQ. FT. OR 2.408 ACRES, MORE
24 OR LESS

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

31 **WHEREAS**, said subdivision was surveyed by or under the direction of the City Engineer of
32 the City and County of Denver and said City Engineer has certified as to the accuracy of said survey
33 and said plat or map and their conformity with the requirements of Chapter 49, Article III of the
34 Revised Municipal Code of the City and County of Denver, and said plat has been approved by the

City Engineer, the Executive Director of Community Planning and Development, the Executive Director of Public Works and the Executive Director of Parks and Recreation;

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

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

Section 2. That the said plat or map of First Creek Village Filing No. 4 and dedicating to the City and County of Denver the wastewater easements, public utilities and cable television easements as shown thereon, be and the same are hereby accepted by the Council of the City and County of Denver.

COMMITTEE APPROVAL DATE: April 3, 2018 by Consent

MAYOR-COUNCIL DATE: April 10, 2018

PASSED BY THE COUNCIL: _____

_____ - PRESIDENT

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

PREPARED BY: Bradley A. Beck, Assistant City Attorney DATE: April 12, 2018

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

Kristin M. Bronson, Denver City Attorney

BY: _____, Assistant City Attorney DATE: _____