

FIRST CREEK VILLAGE FILING NO. 1
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 B & R PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY AS OWNERS, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS, LOTS AND TRACTS, 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 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;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°44'48" AND AN ARC LENGTH OF 46.99 FEET, THE CHORD OF WHICH BEARS NORTH 45°07'32" WEST, A DISTANCE OF 42.33 FEET;

THENCE NORTH 89°59'56" WEST, A DISTANCE OF 495.95 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 SOUTH 00°12'22" EAST, A DISTANCE OF 508.39 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16;

THENCE SOUTH 89°41'25" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2015.99 FEET TO THE POINT OF BEGINNING.

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

UNDER THE NAME AND STYLE OF FIRST CREEK VILLAGE FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, AVENUES, WASTEWATER EASEMENTS, 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

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

BY: Gregory W. Berger DATE: 10/14/16

NAME: Gregory W. Berger TITLE: Manager

STATE OF COLORADO)
COUNTY OF Denver)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY

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

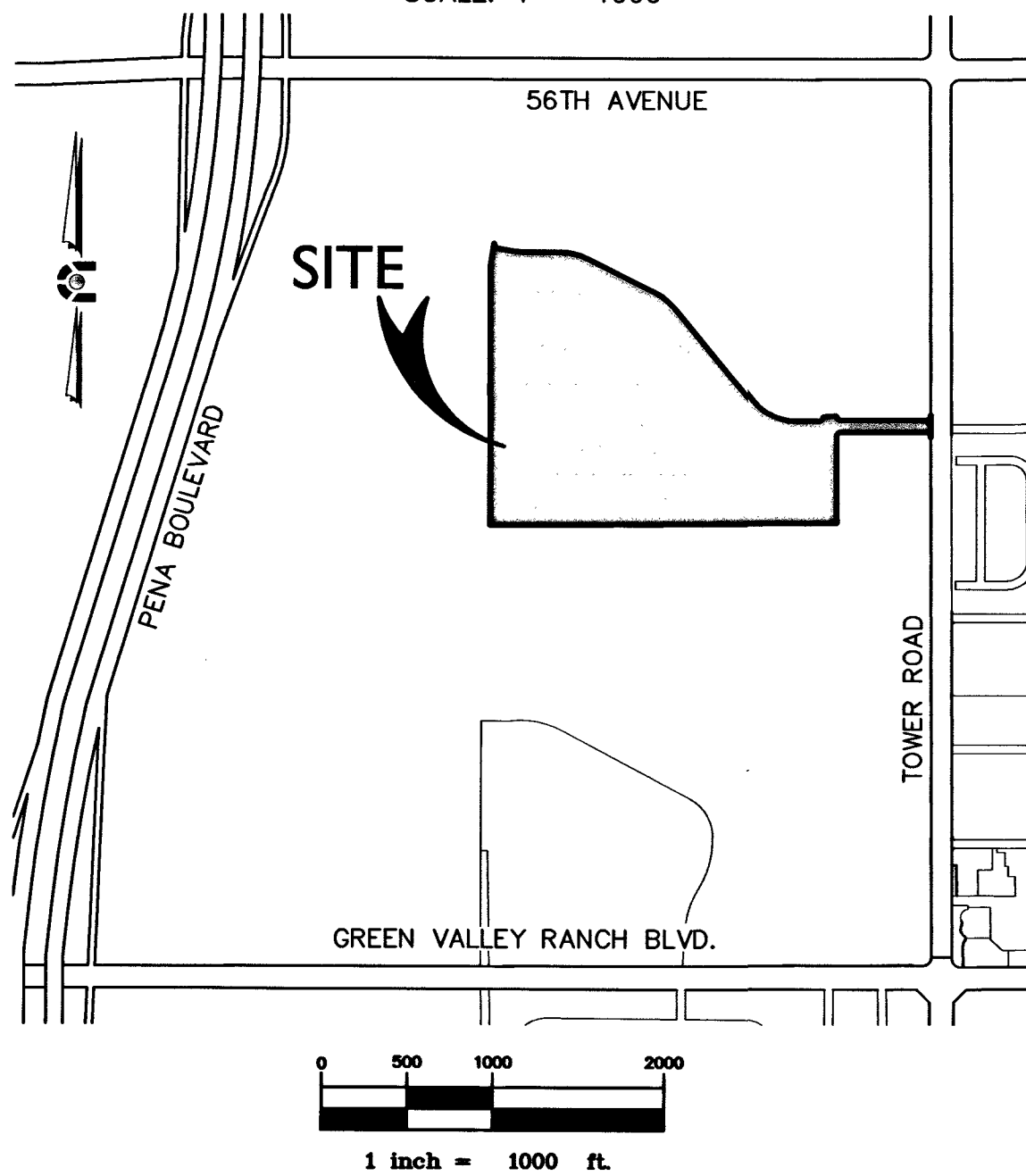
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 11/14/2018

Julie R. M. Rotello 410 17th St. Denver, CO 80202
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19624002869
ADDRESS

VICINITY MAP

SCALE: 1" = 1000'

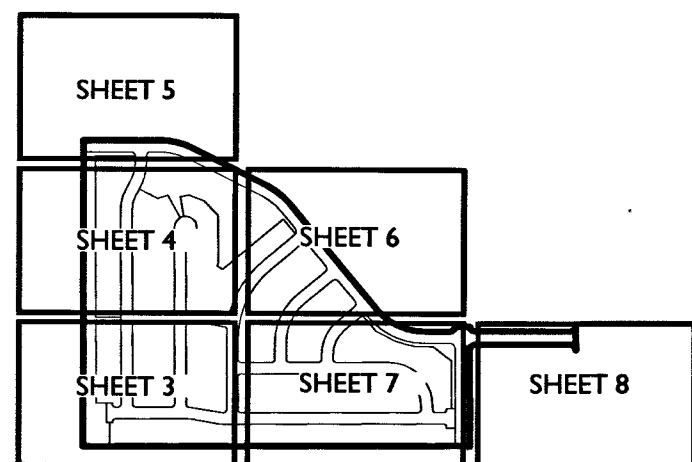


TRACT AREA SUMMARY

TRACT	SQ. FT	ACRES	USE	OWNERSHIP
TRACT A	86,438	1.984	OSP, UTIL, DRAIN & DETENTION	METRO DISTRICT
TRACT B	125,995	2.892	OSP, UTIL, DRAIN	METRO DISTRICT
TRACT C	2,153	0.049	OSP, UTIL, DRAIN	METRO DISTRICT
TRACT D	2,670	0.061	OSP, UTIL, DRAIN	METRO DISTRICT
TRACT E	19,394	0.445	OSP, UTIL, DRAIN	METRO DISTRICT
TRACT F	2,889	0.066	OSP, UTIL, DRAIN	METRO DISTRICT
TRACT G	3,059	0.070	OSP, UTIL, DRAIN	METRO DISTRICT
TRACT H	11,030	0.253	OSP, UTIL, DRAIN	METRO DISTRICT
TRACT J	3,060	0.070	OSP, UTIL, DRAIN	METRO DISTRICT
TRACT K	99,808	2.291	OSP, UTIL, PARK	METRO DISTRICT
TRACT L	1,729	0.040	OSP, UTIL, DRAIN	METRO DISTRICT
TRACT M	1,728	0.040	OSP, UTIL, DRAIN	METRO DISTRICT
TOTAL	359,953	±8.263		

LAND AREA SUMMARY

TYPE	AREA (SF)	AREA (AC)
LOTS (244)	1,362,303	31.274
TRACTS (12)	359,953	8.263
ROW	699,955	16.069
TOTAL	2,422,211	55.606



SHEET INDEX

SHEET 1 COVER
SHEET 2 BOUNDARY
SHEETS 3-8 PLAT

ACCEPTANCE OF TRACTS BY TOWN CENTER METROPOLITAN DISTRICT - SUB DISTRICT NO. 3

TOWN CENTER METROPOLITAN DISTRICT - SUB DISTRICT NO. 3, A QUASI-MUNICIPAL CORPORATION

BY: Brandon Wyszynski DATE: 10.5.16

NAME: BRANDON WYSZYNSKI TITLE: BOARD MEMBER

STATE OF COLORADO)
COUNTY OF Denver)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY
OF October, 2016, BY Brandon Wyszynski THE Board Member
TOWN CENTER METROPOLITAN DISTRICT - SUB DISTRICT NO. 3, A QUASI-MUNICIPAL CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 02-19-19

Kathleen A. Frasco 4905 Tower Rd. Denver, CO 80249
NOTARY PUBLIC ADDRESS

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. TRACT K SATISFIES THE NEIGHBORHOOD PARK DEDICATION REQUIREMENT.
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. 01330-55402-AMENDMENT NO. 3, PREPARED BY STEWART TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF JULY 30, 2015 AT 5:30 PM.
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 SIXTH P.M., BEARING NORTH 00°04'06" WEST, FROM A 3-1/4" ALUMINUM CAP STAMPED "PLS 20699" AT THE SOUTH END, TO A 3-1/4" ALUMINUM CAP STAMPED "PLS 27278" IN A RANGEBOX AT THE NORTH END, WITH ALL BEARING CONTAINED HEREIN RELATIVE THERETO.
3. SIX-FOOT-WIDE NON-EXCLUSIVE EASEMENTS ALONG LOT LINES ADJACENT TO STREETS, AS SHOWN HEREON, ARE HEREBY GRANTED FOR ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, FIBER OPTICS, AND POSTAL FACILITIES.
4. EIGHT-FOOT-WIDE NON-EXCLUSIVE EASEMENTS ALONG REAR LOT LINES, AS SHOWN HEREON, ARE HEREBY GRANTED FOR ELECTRIC, TELEPHONE, DRAINAGE, AND CABLE TELEVISION.
5. THOSE EASEMENTS AS SHOWN HEREON AS "ACCESS AND UTILITY EASEMENTS", SHALL BE MAINTAINED BY THE TOWN CENTER METROPOLITAN DISTRICT - SUB DISTRICT NO. 3.
6. TRACTS A THROUGH M, AS SHOWN HEREON, ARE CONVEYED BY THIS PLAT TO THE TOWN CENTER METROPOLITAN DISTRICT - SUB DISTRICT NO. 3 FOR PUBLIC ACCESS. THESE TRACTS ARE FOR OPEN SPACE, TRAILS, LANDSCAPING, FENCES, SIDEWALKS AND UTILITIES AND SHALL BE MAINTAINED BY THE TOWN CENTER METROPOLITAN DISTRICT - SUB DISTRICT NO. 3. TRACT "I" WAS NOT USED IN THIS PLAT.
7. 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.
8. UTILITY EASEMENTS ARE DEDICATED ON PRIVATE PROPERTY TO THE CITY AND COUNTY OF DENVER FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATION FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE PROVIDERS, AS GRANTEE, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEE, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
9. THE 20' PRIVATE UTILITY AND DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN CENTER METROPOLITAN DISTRICT - SUB DISTRICT NO. 3 FOR UTILITY, DRAINAGE AND ACCESS. SAID EASEMENT SHALL BE OWNED AND MAINTAINED BY THE TOWN CENTER METROPOLITAN DISTRICT - SUB DISTRICT NO. 3.

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.

David W. H. H. H. 10/11/16
CITY ENGINEER DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS:

W. W. W. 10/12/16
EXECUTIVE DIRECTOR OF PUBLIC WORKS DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

C. C. C. 10.5.16
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

H. H. H. 10/11/16
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, TRACTS AND OTHER PUBLIC PLACES TO BE IN THE ABOVE-NAMED DEDICATOR THIS 13 DAY OF October, A.D., 2016 AT 10:36 O'CLOCK AM. FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN.

Cristal DeHerrera BY: B. B. B.
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 IN BOOK _____

PAGE _____ RECEPTION NO. _____

CLERK AND RECORDER

BY: _____
DEPUTY CLERK AND RECORDER

FEE: _____

FIRST CREEK VILLAGE FILING NO. 1

FIRST CREEK VILLAGE FILING NO. 1

INITIAL PLAN
RELEASE: 05/13/16
DESIGNED BY: DF
DRAWN BY: JCA
CHECKED BY: TMG

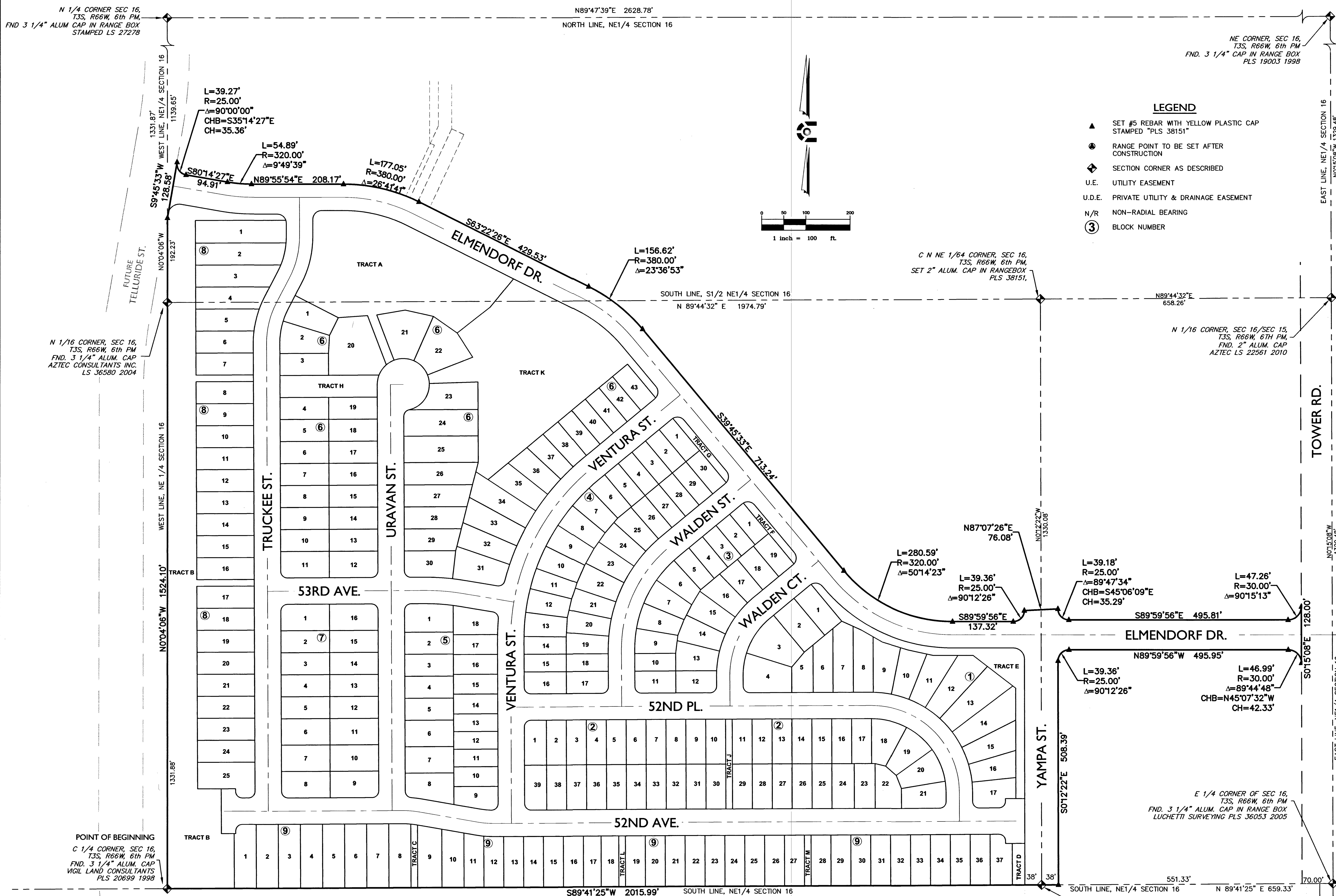
JOB NO.
13-008

SHEET
1 OF 8

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

CORE
CONSULTANTS

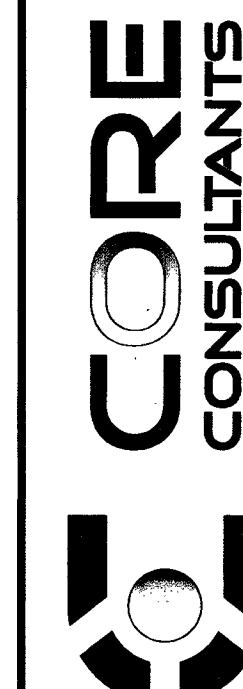
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A PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO



LEGEND

- ▲ SET #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 38151"
- RANGE POINT TO BE SET AFTER CONSTRUCTION
- ◆ SECTION CORNER AS DESCRIBED
- U.E. UTILITY EASEMENT
- U.D.E. PRIVATE UTILITY & DRAINAGE EASEMENT
- N/R NON-RADIAL BEARING
- ③ BLOCK NUMBER

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

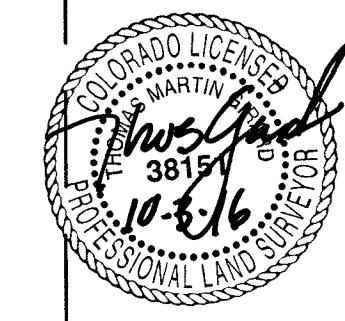


NO.	DESCRIPTION	DATE	BY

FIRST CREEK VILLAGE FILING NO. 1

INITIAL PLAN
RELEASE: 05/13/16
DESIGNED BY: JCA
DRAWN BY: JCA
CHECKED BY: TMG

JOB NO.
13-008
SHEET
2 OF 8



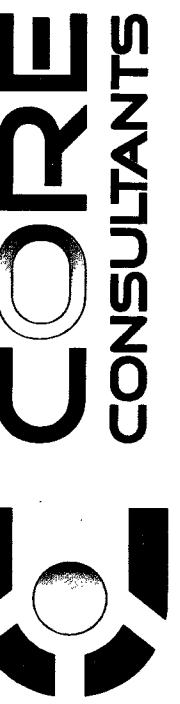
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- ③ BLOCK NUMBER

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES
LAND SURVEYING
303.782.4441
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



REVISIONS	
NO.	DESCRIPTION

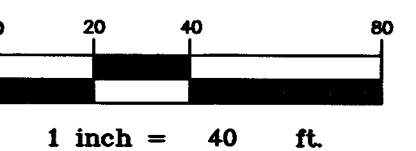
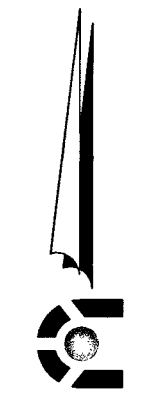
FIRST CREEK VILLAGE FILING NO. 1

INITIAL PLAN RELEASED: 05/13/16 DESIGNED BY: JCA DRAWN BY: JCA CHECKED BY: TMG	JOB NO. 13-008	SHEET 3 OF 8
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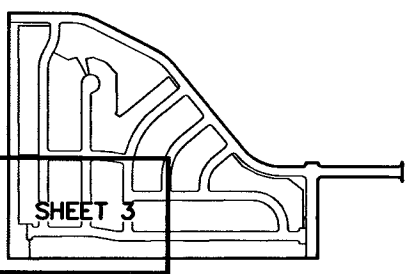
SEE SHEET 4 OF 8

SEE SHEET 6 FOR TABLES

SEE SHEET 6 OF 8



SEE SHEET 7 OF 8



SEE SHEET 6
FOR TABLES

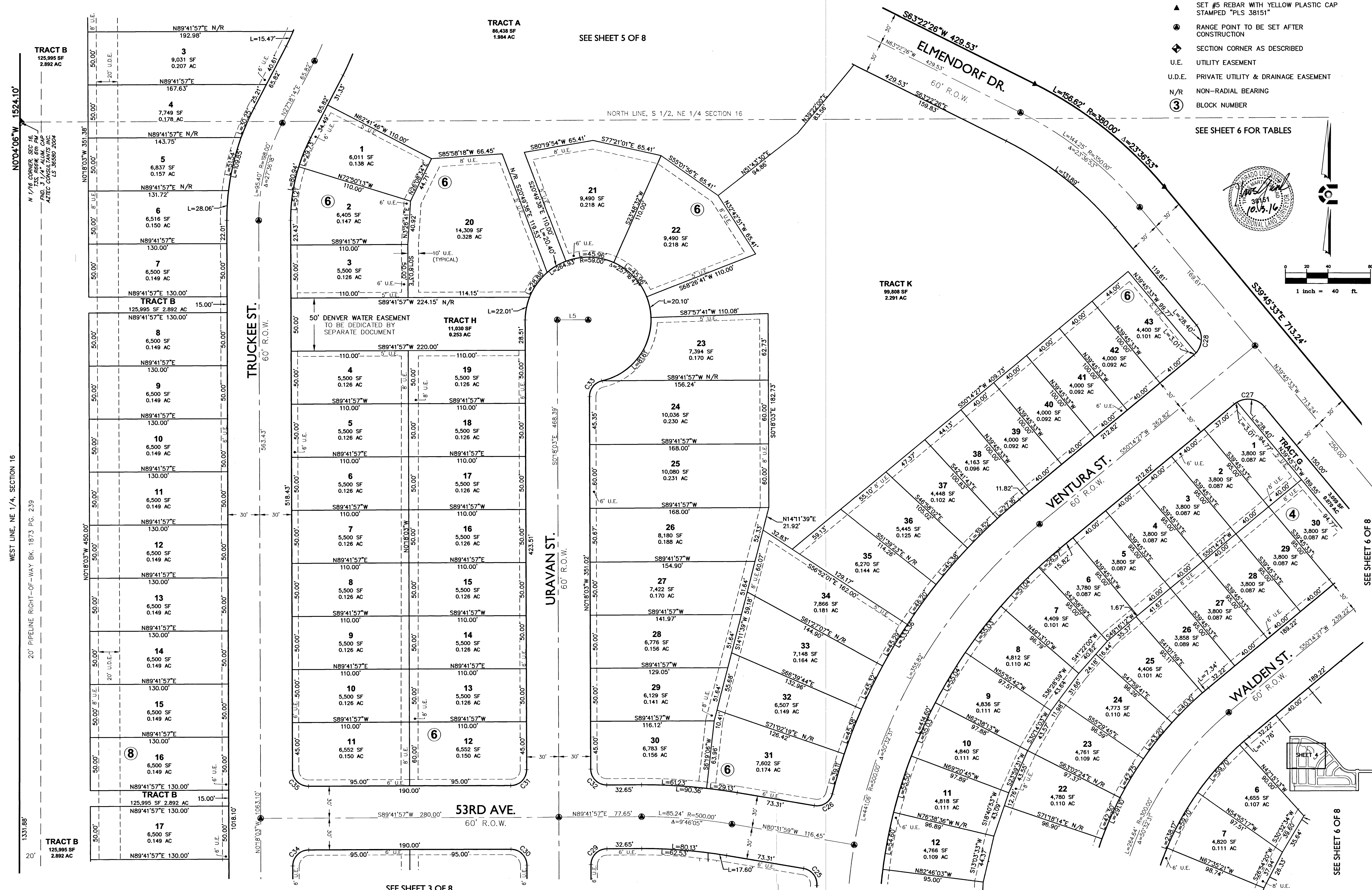
FIRST CREEK VILLAGE FILING NO. 1



LOT 1, BLOCK 1
TOWER 160 SUBDIVISION FILING NO. 2
REC. NO. 2015080690

LOT 2, BLOCK 1
TOWER 160 SUBDIVISION FILING NO. 2
REC. NO. 2015080690

FIRST CREEK VILLAGE FILING NO. 1
R OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST
CITY AND COUNTY OF DENVER, STATE OF COLORADO



**CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES
AND SURVEYING**
503.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



CORE
CONSULTANTS

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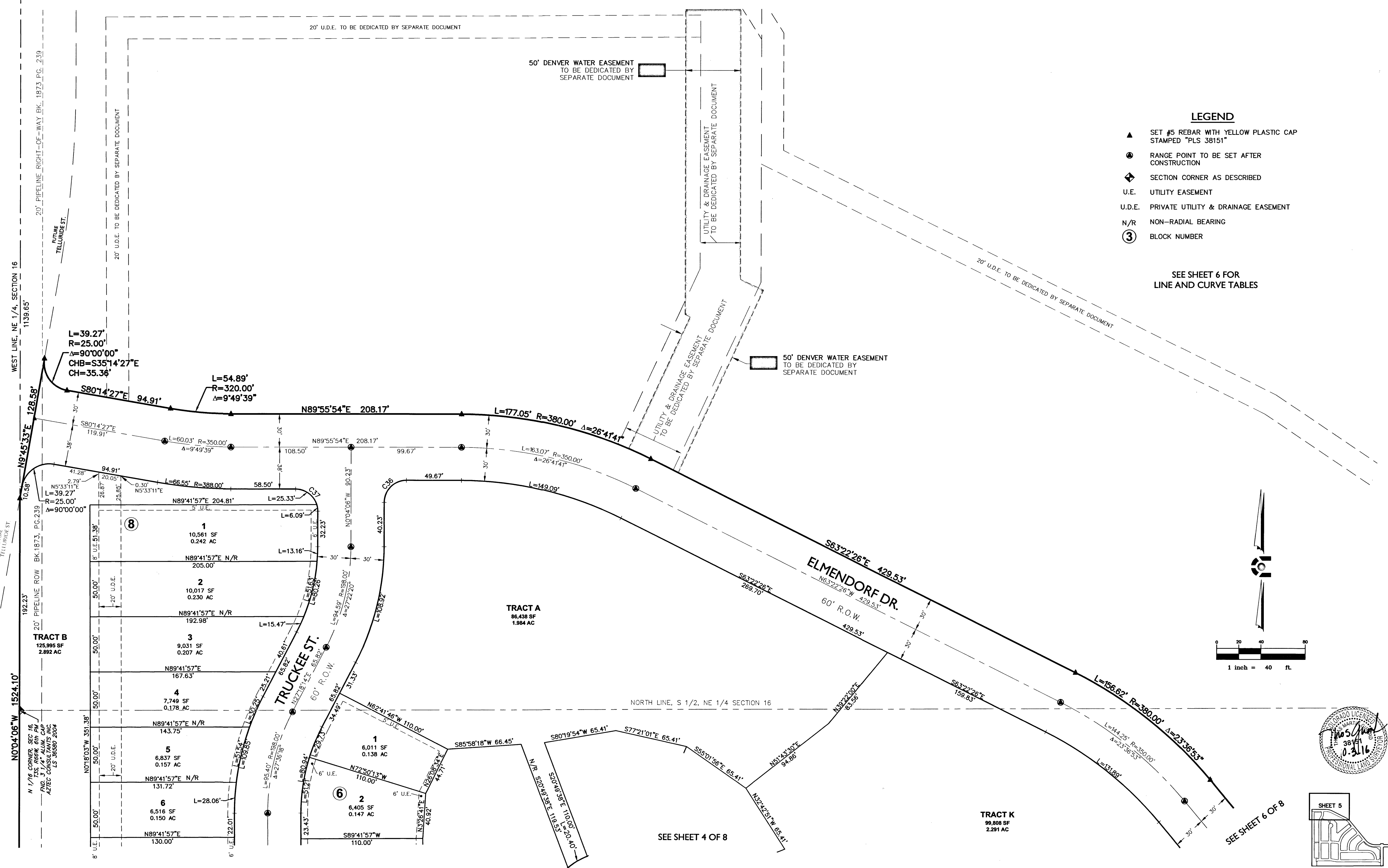
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CHECKED BY: TMG

JOB NO.
13-008

SHEET
4 OF 8

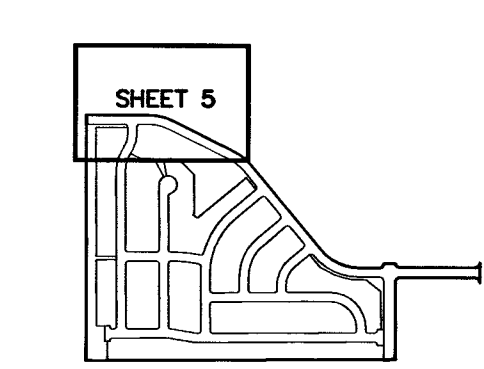
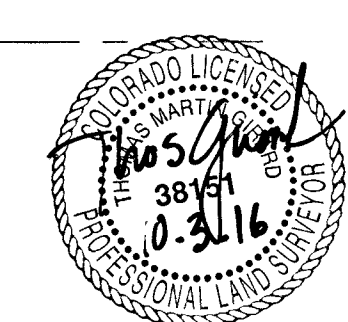
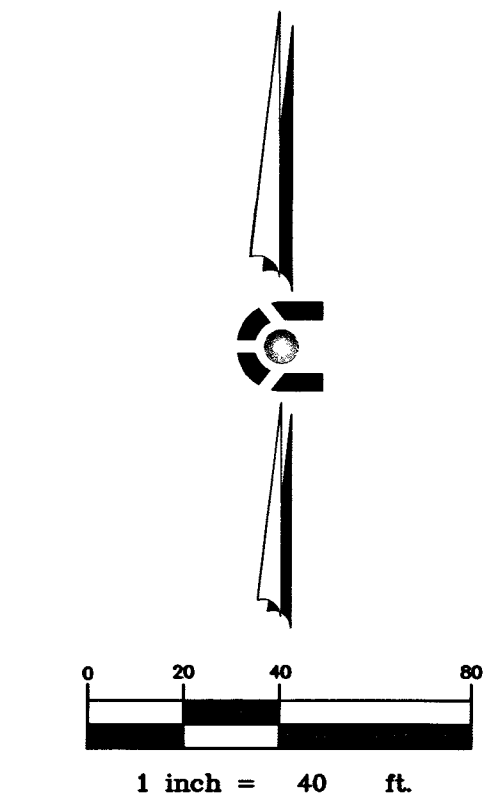
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CITY AND COUNTY OF DENVER, STATE OF COLORADO

N 1/4 CORNER SEC 16,
T3S, R66W, 6th PM
FND 3 1/4" ALUM. CAP IN RANGE BOX
PLS 27278



- LEGEND**
- ▲ SET #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 38151"
 - RANGE POINT TO BE SET AFTER CONSTRUCTION
 - ◆ SECTION CORNER AS DESCRIBED
 - U.E. UTILITY EASEMENT
 - U.D.E. PRIVATE UTILITY & DRAINAGE EASEMENT
 - N/R NON-RADIAL BEARING
 - ③ BLOCK NUMBER

SEE SHEET 6 FOR
LINE AND CURVE TABLES



CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES
PLANNING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

CORE
CONSULTANTS

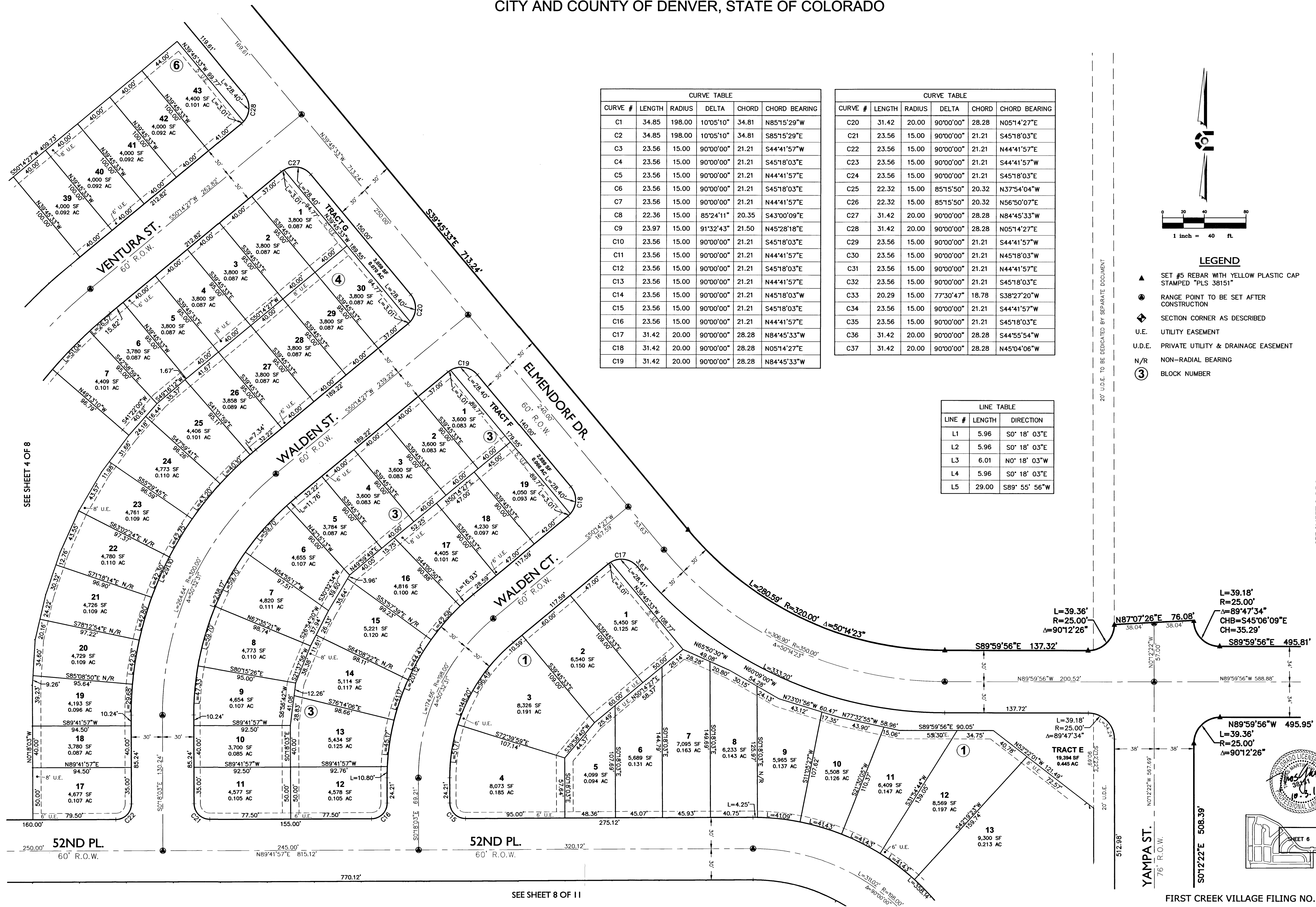
REVISIONS	
NO.	DESCRIPTION

DATE	BY

FIRST CREEK VILLAGE FILING NO. 1

INITIAL PLAN RELEASED: 05/13/16 DESIGNED BY: JCA DRAWN BY: JCA CHECKED BY: TMC
JOB NO. 13-008
SHEET 5 OF 8

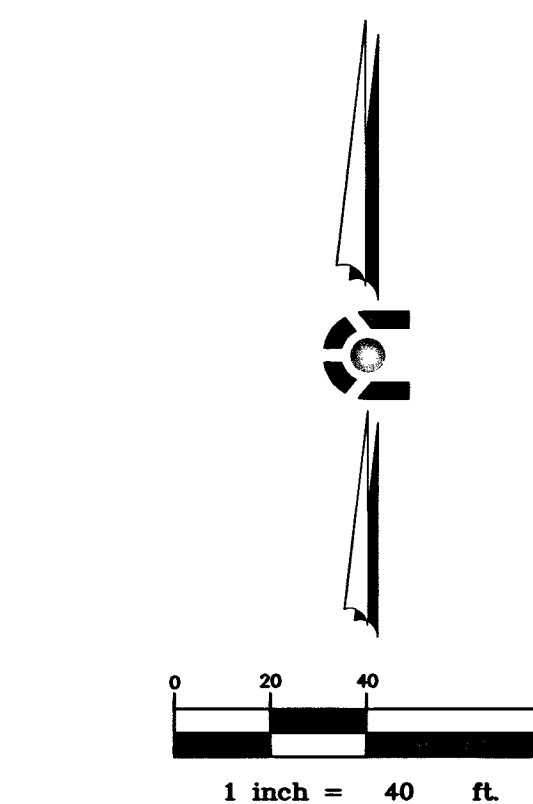
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CITY AND COUNTY OF DENVER, STATE OF COLORADO



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	34.85	198.00	10°05'10"	34.81	N85°15'29"W
C2	34.85	198.00	10°05'10"	34.81	S85°15'29"E
C3	23.56	15.00	90°00'00"	21.21	S44°41'57"W
C4	23.56	15.00	90°00'00"	21.21	S45°18'03"E
C5	23.56	15.00	90°00'00"	21.21	S44°41'57"E
C6	23.56	15.00	90°00'00"	21.21	S45°18'03"E
C7	23.56	15.00	90°00'00"	21.21	N44°41'57"E
C8	22.36	15.00	85°24'11"	20.35	S43°00'09"E
C9	23.97	15.00	91°32'43"	21.50	N45°28'18"E
C10	23.56	15.00	90°00'00"	21.21	S45°18'03"E
C11	23.56	15.00	90°00'00"	21.21	N44°41'57"E
C12	23.56	15.00	90°00'00"	21.21	S45°18'03"E
C13	23.56	15.00	90°00'00"	21.21	N44°41'57"E
C14	23.56	15.00	90°00'00"	21.21	N45°18'03"W
C15	23.56	15.00	90°00'00"	21.21	S45°18'03"E
C16	23.56	15.00	90°00'00"	21.21	N44°41'57"E
C17	31.42	20.00	90°00'00"	28.28	N84°45'33"W
C18	31.42	20.00	90°00'00"	28.28	N05°14'27"E
C19	31.42	20.00	90°00'00"	28.28	N84°45'33"W

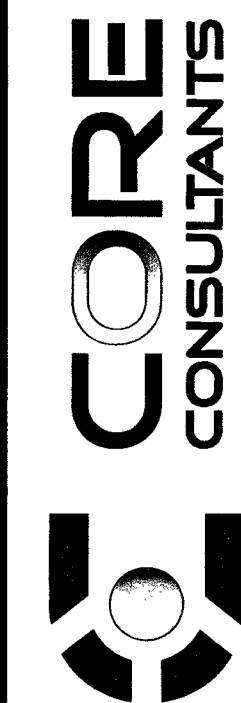
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C20	31.42	20.00	90°00'00"	28.28	N05°14'27"E
C21	23.56	15.00	90°00'00"	21.21	S45°18'03"E
C22	23.56	15.00	90°00'00"	21.21	N44°41'57"E
C23	23.56	15.00	90°00'00"	21.21	S44°41'57"W
C24	23.56	15.00	90°00'00"	21.21	S45°18'03"E
C25	22.32	15.00	85°15'50"	20.32	N37°54'04"W
C26	22.32	15.00	85°15'50"	20.32	N56°50'07"E
C27	31.42	20.00	90°00'00"	28.28	N84°45'33"W
C28	31.42	20.00	90°00'00"	28.28	N05°14'27"E
C29	23.56	15.00	90°00'00"	21.21	S44°41'57"W
C30	23.56	15.00	90°00'00"	21.21	N45°18'03"W
C31	23.56	15.00	90°00'00"	21.21	N44°41'57"E
C32	23.56	15.00	90°00'00"	21.21	S45°18'03"E
C33	20.29	15.00	77°30'47"	18.78	S38°27'20"W
C34	23.56	15.00	90°00'00"	21.21	S44°41'57"W
C35	23.56	15.00	90°00'00"	21.21	S45°18'03"E
C36	31.42	20.00	90°00'00"	28.28	S44°55'54"W
C37	31.42	20.00	90°00'00"	28.28	N45°04'06"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	5.96	S0°18'03"E
L2	5.96	S0°18'03"E
L3	6.01	N0°18'03"W
L4	5.96	S0°18'03"E
L5	29.00	S89°55'56"W



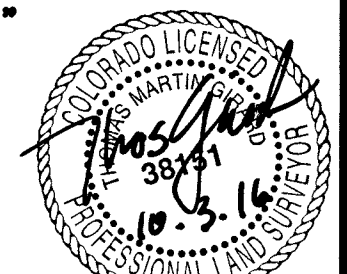
- LEGEND**
- ▲ SET #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 38151"
 - RANGE POINT TO BE SET AFTER CONSTRUCTION
 - ◆ SECTION CORNER AS DESCRIBED
 - U.E. UTILITY EASEMENT
 - U.D.E. PRIVATE UTILITY & DRAINAGE EASEMENT
 - N/R NON-RADIAL BEARING
 - ③ BLOCK NUMBER

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
3835 W. 144th
Suite 100
Littleton, CO 80120



REVISIONS		DATE	BY
NO.	DESCRIPTION		

FIRST CREEK VILLAGE FILING NO. 1



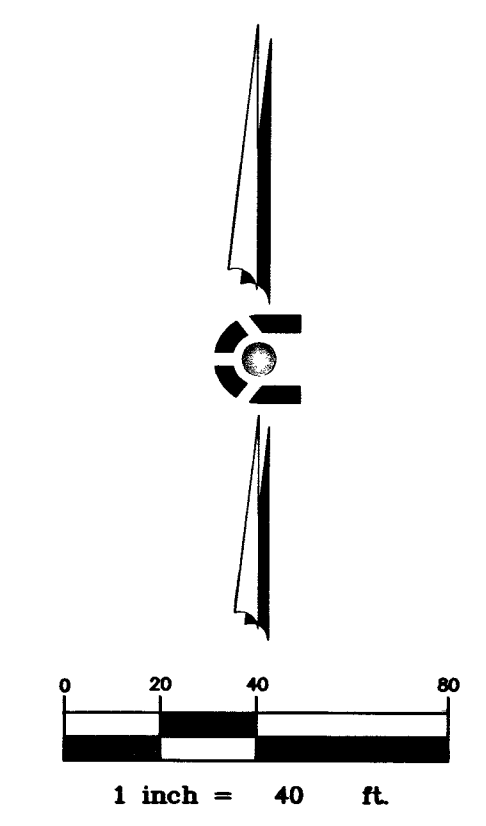
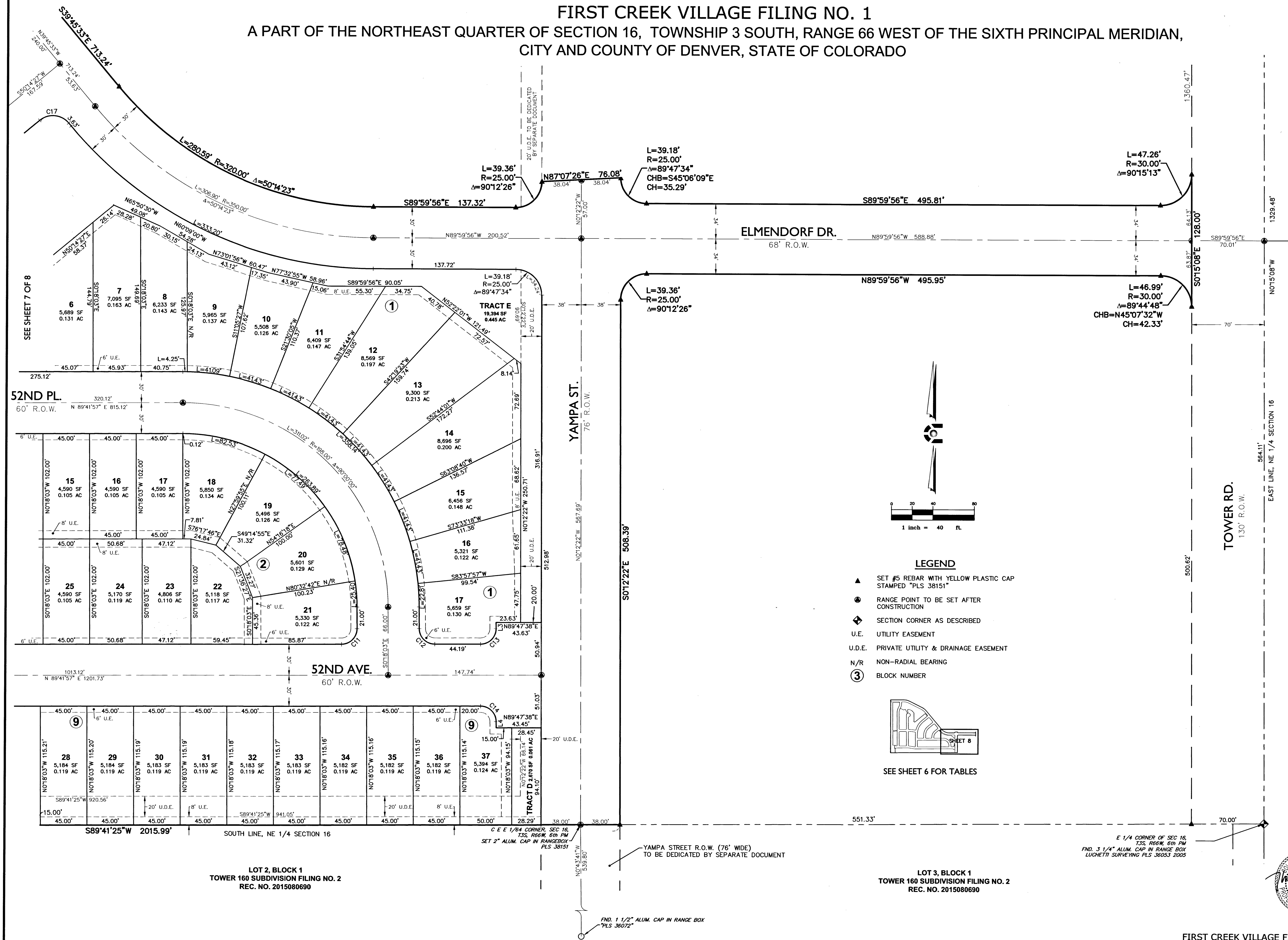
INITIAL PLAN
RELEASE: 05/13/16
DESIGNED BY: JCA
DRAWN BY: JCA
CHECKED BY: JMG
JOB NO.
13-008
SHEET
6 OF 8

SEE SHEET 6 OF 8

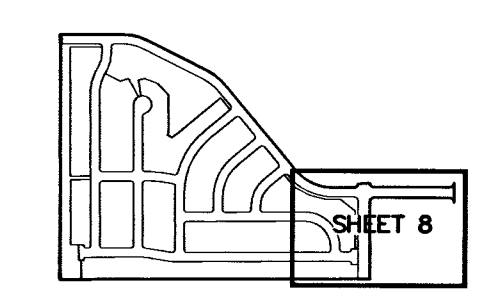


PLAN
 DATE: 05/13/16
 DESIGNED BY: DF
 DRAWN BY: JCA
 CHECKED BY: TMG
 JOB NO.
 13-008
 SHEET
 7 OF 8

FIRST CREEK VILLAGE FILING NO. 1
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**
- ▲ SET #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 38151"
 - RANGE POINT TO BE SET AFTER CONSTRUCTION
 - ◆ SECTION CORNER AS DESCRIBED
 - U.E. UTILITY EASEMENT
 - U.D.E. PRIVATE UTILITY & DRAINAGE EASEMENT
 - N/R NON-RADIAL BEARING
 - ③ BLOCK NUMBER



LOT 2, BLOCK 1
TOWER 160 SUBDIVISION FILING NO. 2
REC. NO. 2015080690

LOT 3, BLOCK 1
TOWER 160 SUBDIVISION FILING NO. 2
REC. NO. 2015080690

FIRST CREEK VILLAGE FILING NO. 1

CIVIL ENGINEERING
NATURAL RESOURCES
LAND SURVEYING
303.703.4444
10300 E. 1st Ave., Ste. 109
LITTLETON, CO 80120

CORE
CONSULTANTS

REVISIONS	
NO.	DESCRIPTION

FIRST CREEK VILLAGE FILING NO. 1

INITIAL PLAN
RELEASE: 05/13/16
DESIGNED BY: JDE
DRAWN BY: JCA
CHECKED BY: TMG

JOB NO.
13-008

SHEET
8 OF 8