

**FIRST CREEK VILLAGE FILING NO. 3**  
**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 CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION 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 SOUTH 00°04'06" EAST, FROM THE NORTH QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY 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 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 04°12'50" EAST, A DISTANCE OF 691.69 FEET TO A POINT ON THE SOUTH LINE OF THAT DEED RECORDED AT RECEPTION NO. 2015076691, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, CLERK AND RECORDER'S OFFICE, ALSO BEING A POINT ON A LINE 50.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16 AND THE POINT OF BEGINNING;

THENCE NORTH 89°47'39" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 996.64 FEET TO A POINT ON THE WEST LINE OF THAT EASEMENT AGREEMENT RECORDED AT RECEPTION NO. 2015142411, SAID CITY AND COUNTY OF DENVER RECORDS, AND A POINT OF NON-TANGENT CURVATURE, THENCE ALONG SAID LINE, THE FOLLOWING SIX (6) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 04°01'06" AND AN ARC LENGTH OF 38.57 FEET, THE CHORD OF WHICH BEARS SOUTH 20°05'06" EAST, A DISTANCE OF 38.57 FEET;
2. SOUTH 22°05'39" EAST, A DISTANCE OF 78.26 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 64°42'50" AND AN ARC LENGTH OF 621.21 FEET;
4. SOUTH 86°48'29" EAST, A DISTANCE OF 239.18 FEET;
5. NORTH 89°40'28" EAST, A DISTANCE OF 129.81 FEET;
6. SOUTH 00°12'22" EAST, A DISTANCE OF 144.13 FEET;

THENCE NORTH 88°20'45" WEST, A DISTANCE OF 23.92 FEET TO A POINT ON THE WEST LINE OF FIRST CREEK VILLAGE FILING NO. 2, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2017014381, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE WEST LINE OF SAID FIRST CREEK VILLAGE FILING NO. 2, THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°15'28" EAST, A DISTANCE OF 60.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 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 SOUTH 45°09'28" EAST, A DISTANCE OF 33.76 FEET;
3. SOUTH 00°12'22" EAST, A DISTANCE OF 653.22 FEET TO A POINT ON THE NORTH LINE OF FIRST CREEK VILLAGE FILING NO. 1, RECORDED AT RECEPTION NO. 2016157635, SAID CITY AND COUNTY OF DENVER RECORDS, ALSO BEING A POINT ON THE NORTH LINE OF THE ELMENDORF DR. RIGHT-OF-WAY AND A POINT OF CURVATURE;

THENCE ALONG THE NORTH LINE OF SAID FIRST CREEK VILLAGE FILING NO. 1, AND ALONG THE NORTH LINE OF SAID ELMENDORF DR. RIGHT-OF-WAY, THE FOLLOWING ELEVEN (11) COURSES:

1. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°12'22" AND AN ARC LENGTH OF 39.36 FEET;
2. NORTH 89°59'54" WEST, A DISTANCE OF 137.32 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 50°14'23" AND AN ARC LENGTH OF 280.59 FEET;
4. NORTH 39°45'33" WEST, A DISTANCE OF 713.24 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 23°36'53" AND AN ARC LENGTH OF 156.62 FEET;
6. NORTH 63°22'26" WEST, A DISTANCE OF 429.53 FEET TO A POINT OF CURVATURE;
7. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 26°41'41" AND AN ARC LENGTH OF 177.05 FEET;
8. SOUTH 89°55'54" WEST, A DISTANCE OF 208.17 FEET TO A POINT OF CURVATURE;
9. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 09°49'39" AND AN ARC LENGTH OF 54.89 FEET;
10. NORTH 80°14'27" WEST, A DISTANCE OF 94.91 FEET TO A POINT OF CURVATURE;
11. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 39.27 FEET;

THENCE NORTH 09°45'33" EAST, A DISTANCE OF 74.09 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 09°49'39" AND AN ARC LENGTH OF 180.10 FEET;

THENCE NORTH 00°04'06" WEST, A DISTANCE OF 70.86 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1,126,723 SQUARE FEET OR 25.866 ACRES, MORE OR LESS.

UNDER THE NAME AND STYLE OF FIRST CREEK VILLAGE FILING NO. 3, 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**

CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

BY: Steve Panter DATE: 7/19/2017

NAME: Steve Panter TITLE: Asst. Secretary

STATE OF COLORADO )  
 COUNTY OF Denver ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19TH DAY OF JULY, 2017

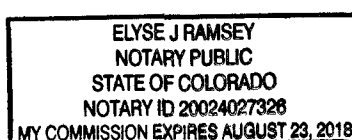
BY: Steve Panter OF CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL

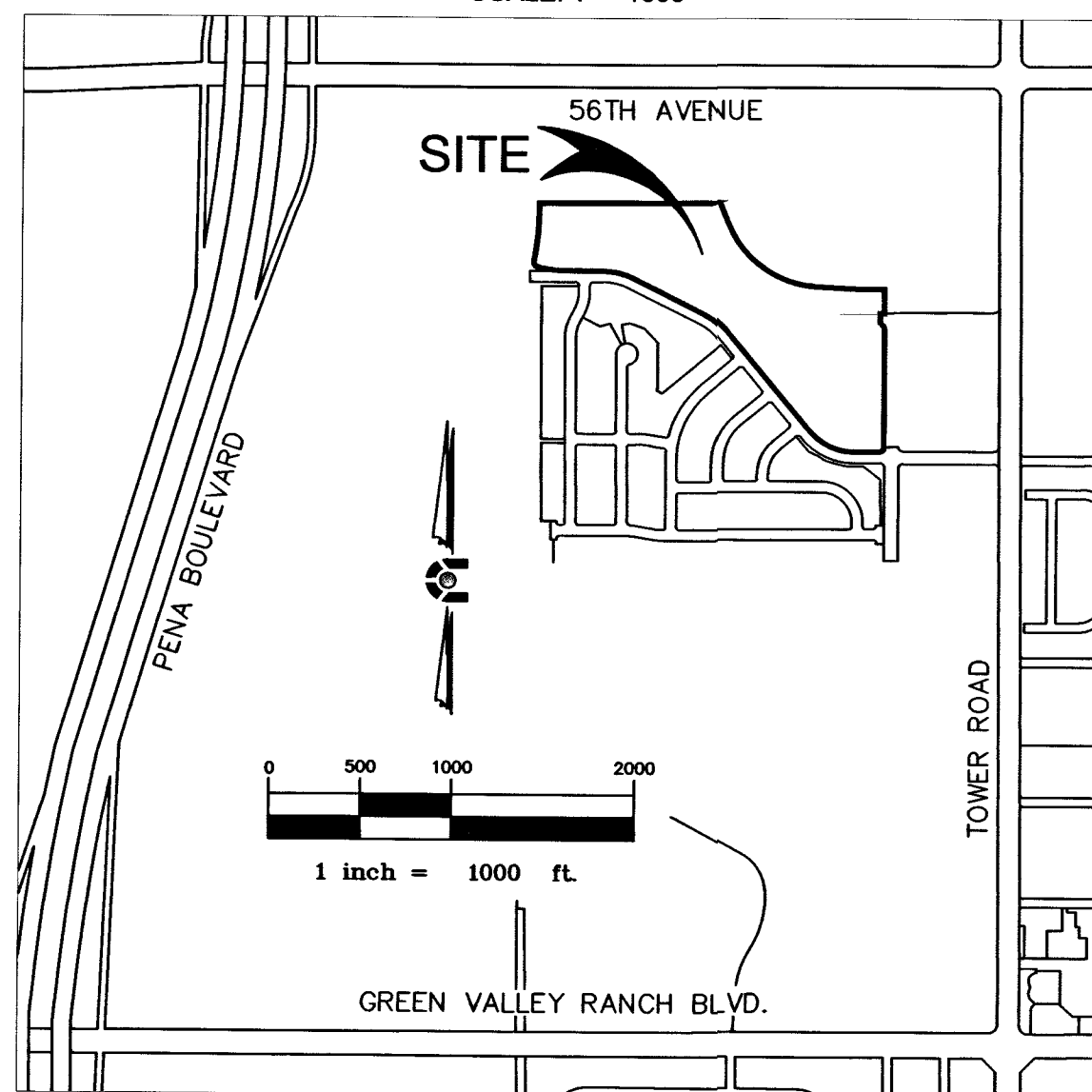
MY COMMISSION EXPIRES Aug. 23, 2018

Elise J Ramsey  
 NOTARY PUBLIC

4908 Lower Road, Denver, Co 80249  
 ADDRESS



**VICINITY MAP**  
 SCALE: 1" = 1000'



**LAND AREA SUMMARY**

TYPE	AREA (SF)	AREA (AC)
LOTS (131)	560,725	12.873
TRACTS (5)	350,812	8.053
R.O.W.	215,186	4.940
<b>TOTAL</b>	<b>1,126,723</b>	<b>25.866</b>

**TRACT AREA SUMMARY**

TRACT	SQ. FT	ACRES	USE	OWNERSHIP
TRACT A	309,063	7.095	OSP, UTIL, DRAIN & DETENTION	METRO DISTRICT
TRACT B	15,517	0.356	OSP, UTIL, DRAIN	METRO DISTRICT
TRACT C	12,754	0.293	OSP, UTIL, DRAIN	METRO DISTRICT
TRACT D	10,131	0.232	OSP, UTIL, DRAIN	METRO DISTRICT
TRACT E	3,347	0.077	OSP, UTIL, DRAIN	METRO DISTRICT
<b>TOTAL</b>	<b>350,812</b>	<b>±8.053</b>		

**ACCEPTANCE OF TRACTS BY FIRST CREEK VILLAGE METROPOLITAN DISTRICT**

FIRST CREEK VILLAGE METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION

BY: Brandon S. Wyszynski DATE: 7.19.17

NAME: BRANDON S. WYSZYNSKI TITLE: DIRECTOR

STATE OF COLORADO )  
 COUNTY OF Denver ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19TH DAY OF JULY, 2017

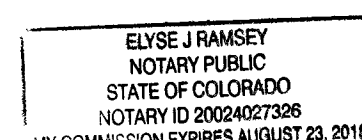
BY: BRANDON S. WYSZYNSKI DIRECTOR OF FIRST CREEK VILLAGE METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES Aug. 23, 2018

Elise J Ramsey  
 NOTARY PUBLIC

4908 Lower Road, Denver, Co 80249  
 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 REQUIREMENTS HAVE BEEN SATISFIED WITH THE DEDICATION OF FIRST CREEK.
  2. TRACT K, FIRST CREEK VILLAGE FILING NO. 1 SATISFIES THE NEIGHBORHOOD PARK DEDICATION.
  3. THE SCHOOL SITE DEDICATION HAS BEEN 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. 16000310691 - AMENDMENT NO. 2, PREPARED BY STEWART TITLE GUARANTY COMPANY, WITH AN EFFECTIVE DATE OF JULY 10, 2017 AT 5:30 PM.
2. BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, BEARING SOUTH 00°04'06" EAST, FROM THE NORTH QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY 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 3-1/4" ALUMINUM CAP STAMPED "PLS 20699", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
3. SIX-FOOT-WIDE NON-EXCLUSIVE EASEMENTS ALONG LOT LINES WITHIN BLOCKS 1, 4 & 5, ADJACENT TO STREETS, AS SHOWN HEREON, ARE HEREBY GRANTED FOR ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, FIBER OPTICS, AND POSTAL FACILITIES, TOGETHER WITH FIVE-FOOT-WIDE NON-EXCLUSIVE EASEMENTS ALONG LOT LINES WITHIN BLOCKS 2 & 3, ADJACENT TO STREETS, AS SHOWN HEREON, ARE HEREBY GRANTED FOR ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, FIBER OPTICS, AND POSTAL FACILITIES.
4. TEN-FOOT-WIDE NON-EXCLUSIVE EASEMENTS ALONG REAR LOT LINES WITHIN BLOCKS 1, 4 AND 5 AS SHOWN HEREON, TOGETHER WITH EIGHT-FOOT-WIDE NON-EXCLUSIVE EASEMENTS WITHIN BLOCKS 2 AND 3 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 FIRST CREEK VILLAGE METROPOLITAN DISTRICT.
6. TRACTS A-E, AS SHOWN HEREON, ARE CONVEYED BY THIS PLAT TO THE FIRST CREEK VILLAGE METROPOLITAN DISTRICT FOR PUBLIC ACCESS. THESE TRACTS ARE FOR OPEN SPACE, TRAILS, LANDSCAPING, FENCES, SIDEWALKS AND UTILITIES AND SHALL BE MAINTAINED BY THE FIRST CREEK VILLAGE METROPOLITAN DISTRICT. 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.
7. 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.
8. THE 20' PRIVATE UTILITY AND DRAINAGE EASEMENT, REC. 2016170037, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE FIRST CREEK VILLAGE METROPOLITAN DISTRICT FOR UTILITY, DRAINAGE AND ACCESS. SAID EASEMENT SHALL BE OWNED AND MAINTAINED BY THE FIRST CREEK VILLAGE METROPOLITAN DISTRICT.

**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.

Julius Stornal DATE: 7.26.17  
 CITY ENGINEER

APPROVED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS:

[Signature] DATE: 7.25.17  
 EXECUTIVE DIRECTOR OF PUBLIC WORKS

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

Chazell DATE: 7.21.17  
 EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

Harvey Hayes DATE: \_\_\_\_\_  
 EXECUTIVE DIRECTOR OF PARKS AND RECREATION

**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 26th DAY OF July A.D., 2017 AT 11:40 O'CLOCK a. M. FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN.

Kristin Bronson 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., 20\_\_

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**

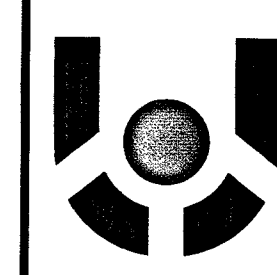
STATE OF COLORADO )  
 CITY AND COUNTY OF DENVER ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_M., \_\_\_\_\_, 20\_\_ AND DULY RECORDED AT RECEPTION NO. \_\_\_\_\_

CLERK AND RECORDER

BY: \_\_\_\_\_  
 DEPUTY CLERK AND RECORDER

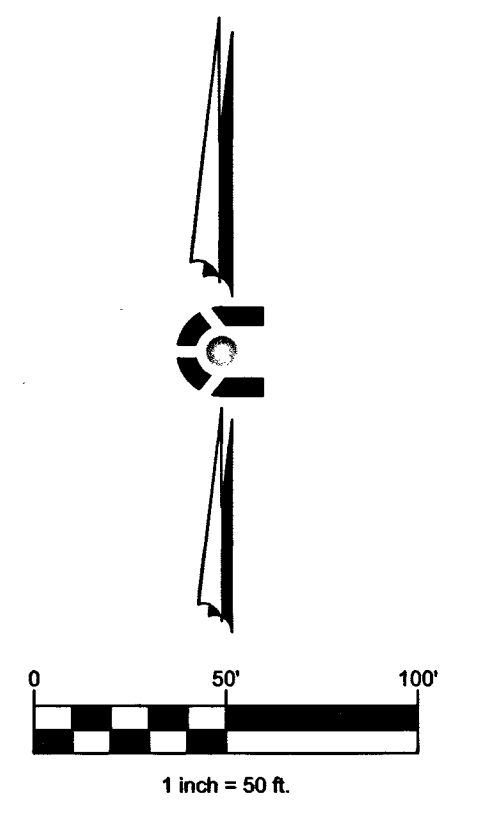
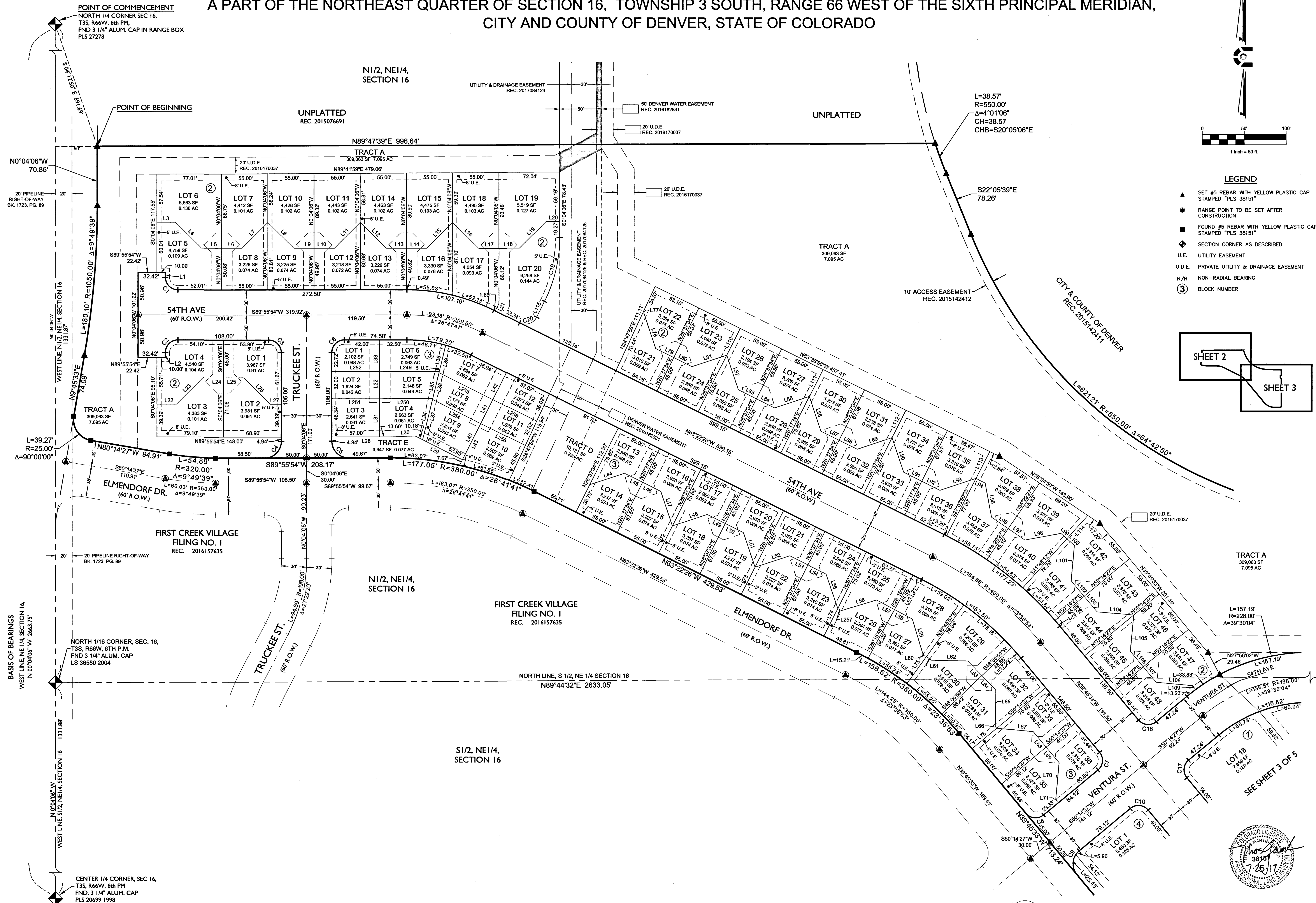
FEES: \_\_\_\_\_



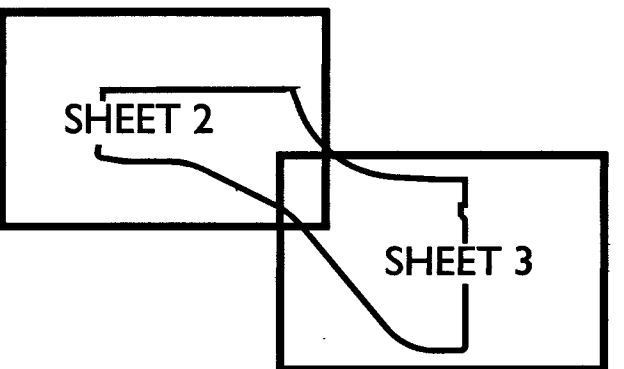
NO.	DESCRIPTION	DATE	BY
1.	UPDATED TITLE COMMITMENT	7/14/17	JCA

# FIRST CREEK VILLAGE FILING NO. 3

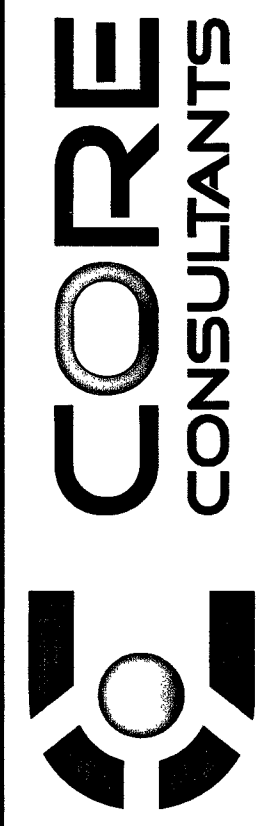
A PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO



- LEGEND**
- ▲ SET #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 38151"
  - RANGE POINT TO BE SET AFTER CONSTRUCTION
  - FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 38151"
  - ◆ 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  
NATURAL RESOURCES  
303.703.4444  
1950 W. Littleton Blvd., Ste. 109  
Littleton, CO 80120



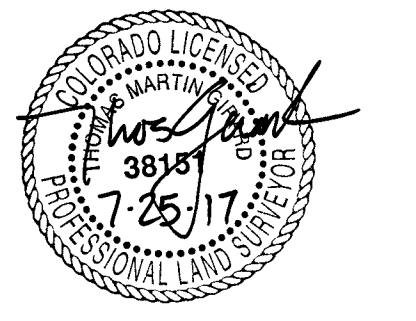
NO.	DESCRIPTION	DATE	BY
1.	UPDATED TITLE COMMITMENT	7/17/17	JCA

FIRST CREEK VILLAGE FILING NO. 3

INITIAL PLAN  
RELEASE: 08/19/16  
DESIGNED BY: KRL  
DRAWN BY: JCA  
CHECKED BY: TMG

JOB NO.  
16-034

SHEET  
2 OF 5



# FIRST CREEK VILLAGE FILING NO. 3

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

CIVIL ENGINEERING  
LAND SURVEYING  
NATURAL RESOURCES

**CORE**  
CONSULTANTS



NO.	DESCRIPTION	DATE	BY
1.	UPDATED TITLE COMMITMENT	7/14/17	JCA

**FIRST CREEK VILLAGE FILING NO. 3**

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16-034

SHEET  
3 OF 5

N1/2, NE1/4,  
SECTION 16

S1/2, NE1/4,  
SECTION 16

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SECTION 16

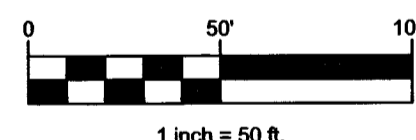
S1/2, NE1/4,  
SECTION 16

FIRST CREEK VILLAGE  
FILING NO. 2  
REC. 2017014381

NORTHEAST CORNER, SEC 16,  
T3S, R66W, 6th PM  
FND. 3 1/4" ALLUM. CAP  
PLS 19003 1998

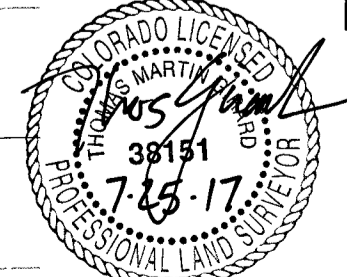
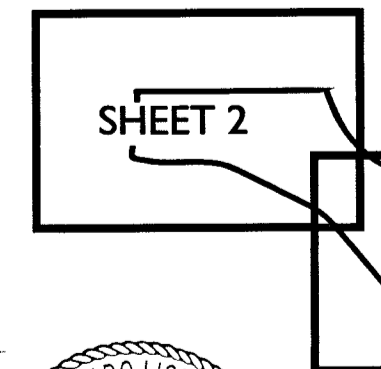
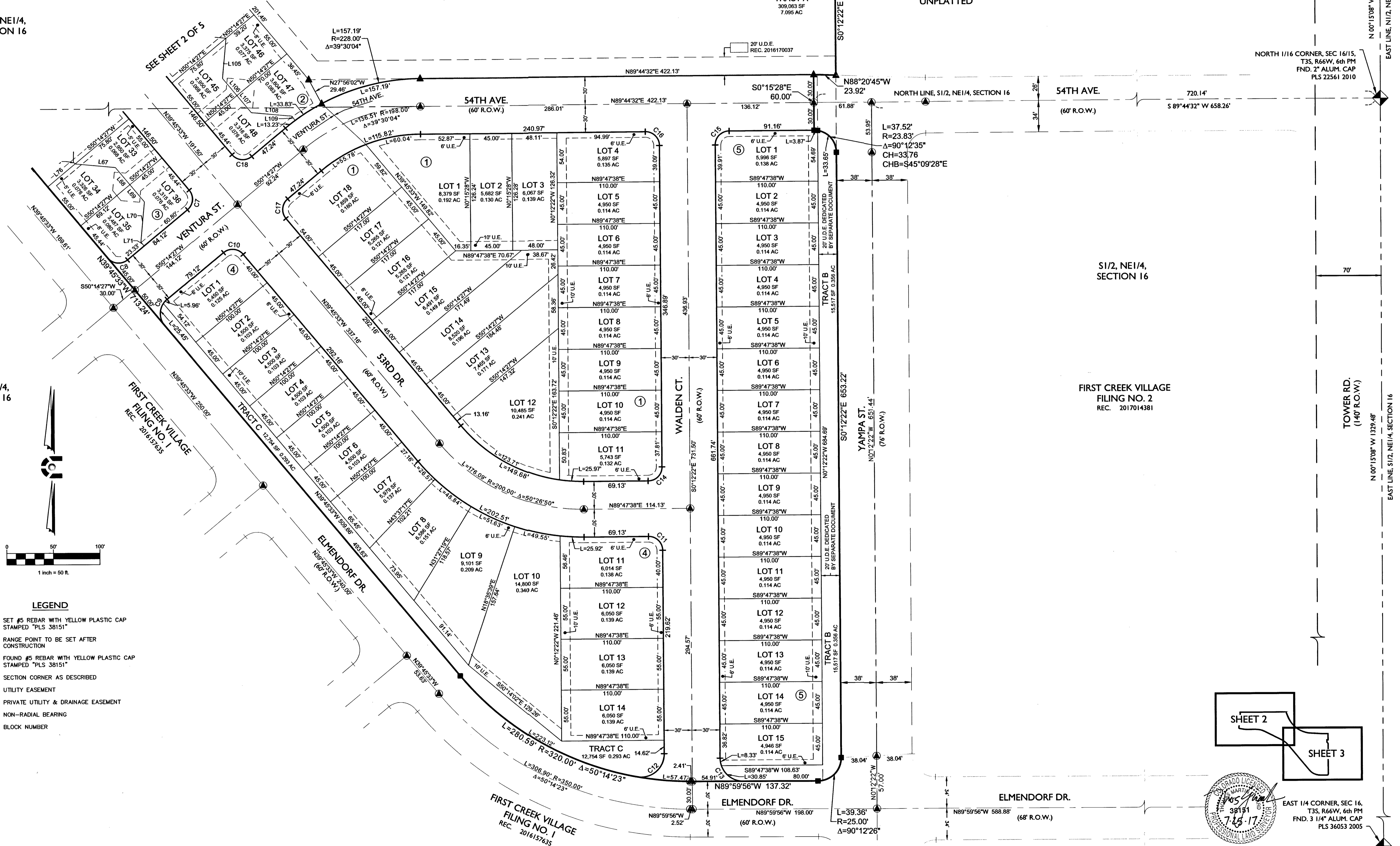
NORTH 1/16 CORNER, SEC 16/15,  
T3S, R66W, 6th PM  
FND. 2" ALLUM. CAP  
PLS 22561 2010

EAST 1/4 CORNER, SEC 16,  
T3S, R66W, 6th PM  
FND. 3 1/4" ALLUM. CAP  
PLS 36053 2005



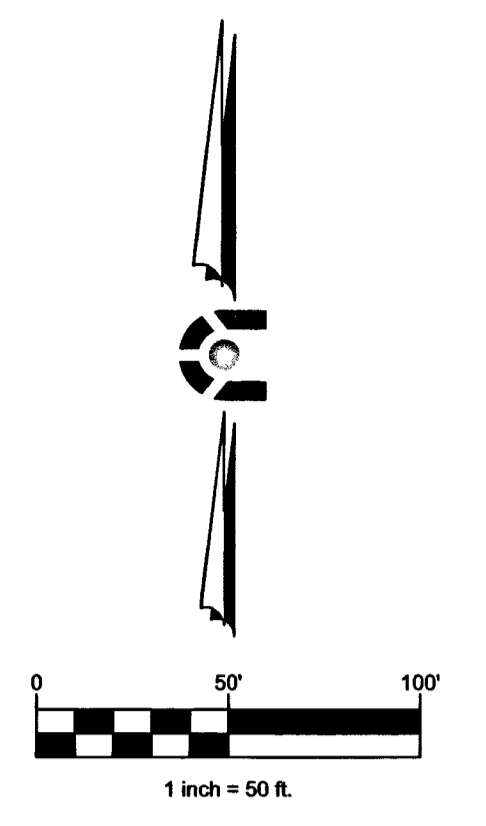
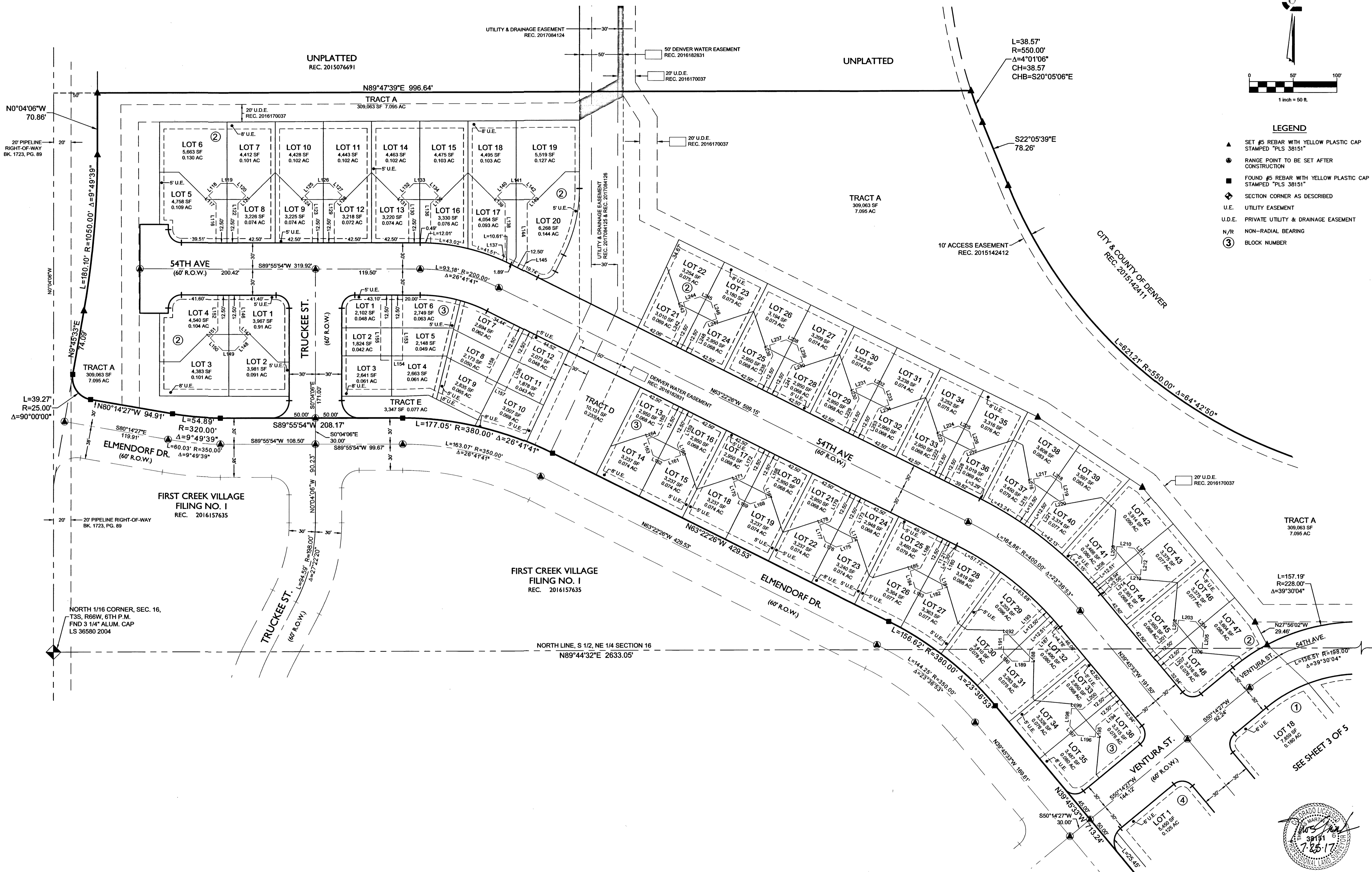
**LEGEND**

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- N/R NON-RADIAL BEARING
- ③ BLOCK NUMBER



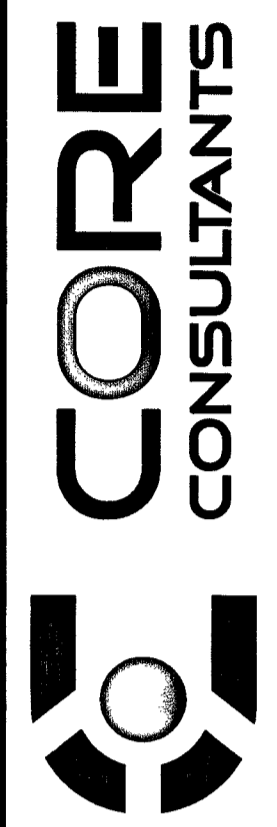
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 CITY AND COUNTY OF DENVER, STATE OF COLORADO



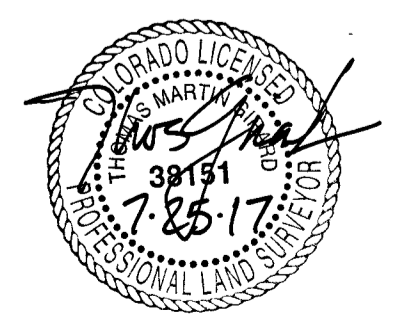
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CIVIL ENGINEERING  
 DEVELOPMENT CONSULTING  
 LAND SURVEYING  
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 303.705.4444  
 1950 W. Littleton Blvd., Ste. 109  
 Littleton, CO 80120



NO.	DESCRIPTION	DATE	BY
1.	UPDATED TITLE COMMITMENT	7/14/17	JCA

**FIRST CREEK VILLAGE FILING NO. 3**



INITIAL PLAN  
 RELEASE: 08/19/16  
 DESIGNED BY: KRL  
 DRAWN BY: JCA  
 CHECKED BY: TMG

**FIRST CREEK VILLAGE FILING NO. 3**  
 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

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	5.95'	S 0°04'07" E
L2	5.96'	N 0°04'06" W
L3	22.11'	S 89°55'54" W
L4	43.69'	N 45°04'12" W
L5	24.01'	S 89°55'54" W
L6	24.19'	N 89°55'54" E
L7	43.54'	N 44°58'51" E
L8	43.76'	N 45°09'35" W
L9	24.01'	S 89°55'54" W
L10	24.19'	N 89°55'54" E
L11	43.54'	N 44°58'51" E
L12	43.76'	N 45°09'35" W
L13	24.01'	S 89°55'54" W
L14	24.19'	N 89°55'54" E
L15	43.54'	N 44°58'50" E
L16	43.76'	N 45°09'34" W
L17	24.01'	S 89°55'54" W
L18	24.19'	N 89°55'54" E
L19	44.85'	N 45°04'12" E
L20	16.07'	N 89°55'54" E
L21	10.00'	S 26°37'34" W
L22	23.23'	S 89°55'54" W
L23	44.84'	S 45°00'06" W
L24	24.13'	S 89°55'54" W
L25	24.13'	S 89°55'54" W
L26	44.84'	S 45°08'19" E
L27	13.03'	N 89°55'54" E
L28	70.60'	S 89°55'54" W
L29	63.17'	N 63°22'26" W
L30	28.51'	N 87°25'05" E
L31	46.34'	N 0°04'06" W
L32	32.00'	N 0°04'06" W
L33	37.72'	N 0°04'06" W
L34	51.11'	N 13°34'56" E
L35	32.93'	N 13°34'56" E
L36	32.25'	N 13°34'56" E
L37	49.67'	N 13°34'56" E
L38	32.85'	N 13°34'56" E
L39	33.77'	N 13°34'56" E
L40	48.39'	N 26°37'34" E
L41	32.00'	N 26°37'34" E
L42	36.00'	N 26°37'34" E
L43	56.06'	N 26°37'34" E
L44	43.61'	S 71°41'47" W
L45	24.13'	N 63°22'26" W
L46	24.13'	N 63°22'26" W
L47	43.61'	S 18°26'38" E
L48	43.61'	S 71°41'47" W
L49	24.13'	N 63°22'26" W
L50	24.13'	N 63°22'26" W
L51	43.61'	S 18°26'38" E
L52	43.61'	S 71°41'47" W
L53	24.13'	N 63°22'26" W
L54	24.13'	N 63°22'26" W
L55	43.48'	S 18°36'35" E
L56	43.61'	S 73°20'59" W
L57	24.13'	N 61°43'14" W
L58	24.13'	N 61°43'14" W
L59	43.61'	S 16°47'26" E
L60	5.22'	N 54°14'03" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L61	7.60'	S 54°14'03" E
L62	43.16'	N 88°48'49" W
L63	24.13'	N 43°53'01" W
L64	24.13'	S 43°53'01" E
L65	43.61'	S 1°02'46" W
L66	2.76'	S 41°49'17" E
L67	43.61'	N 84°41'20" W
L68	24.13'	S 39°45'33" E
L69	24.13'	S 39°45'33" E
L70	43.61'	S 5°10'15" W
L71	5.44'	S 39°45'33" E
L72	36.70'	N 26°37'34" E
L73	36.70'	N 26°37'34" E
L74	36.88'	N 26°37'34" E
L75	39.75'	N 35°45'57" E
L76	38.33'	S 50°14'27" W
L77	1.34'	N 65°12'02" W
L78	44.53'	N 18°26'38" W
L79	24.13'	N 63°22'26" W
L80	24.13'	N 63°22'26" W
L81	43.61'	N 71°41'47" E
L82	43.61'	N 18°26'38" W
L83	24.13'	N 63°22'26" W
L84	24.13'	N 63°22'26" W
L85	43.61'	N 71°41'47" E
L86	43.61'	N 18°26'38" W
L87	24.13'	N 63°22'26" W
L88	24.13'	N 63°22'26" W
L89	43.61'	N 71°41'47" E
L90	43.61'	N 18°26'38" W
L91	24.13'	N 63°22'26" W
L92	24.13'	N 63°22'26" W
L93	45.29'	N 71°41'47" E
L94	12.22'	N 62°56'10" W
L95	41.38'	N 10°34'45" W
L96	24.13'	N 55°30'33" W
L97	24.13'	N 55°30'33" W
L98	43.61'	N 79°33'40" E
L99	9.54'	S 48°13'48" E
L100	11.93'	S 48°13'48" E
L101	42.48'	N 5°10'15" E
L102	24.13'	S 39°45'33" E
L103	24.13'	S 39°45'33" E
L104	43.61'	S 84°41'20" E
L105	43.61'	N 5°10'15" E
L106	24.13'	S 39°45'33" E
L107	24.13'	S 39°45'33" E
L108	43.61'	S 84°41'20" E
L109	5.84'	S 36°26'06" E
L110	35.79'	N 26°37'34" E
L111	36.32'	N 26°37'34" E
L112	36.85'	N 26°37'34" E
L113	36.20'	S 27°03'50" W
L114	37.33'	S 41°46'12" W
L115	21.09'	S 26°37'34" W
L116	45.63'	N 0°04'06" W
L117	12.18'	N 45°08'20" W
L118	20.00'	N 44°51'40" W
L119	14.12'	S 89°55'54" W
L120	20.00'	N 44°59'54" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L121	12.36'	N 45°00'06" E
L122	45.50'	N 0°04'06" W
L123	45.50'	N 0°04'06" W
L124	12.18'	N 45°08'20" W
L125	20.00'	N 44°51'40" E
L126	14.12'	S 89°55'54" W
L127	20.00'	N 44°59'54" W
L128	12.36'	N 45°00'06" E
L129	45.37'	N 0°04'06" W
L130	45.37'	N 0°04'06" W
L131	12.18'	N 45°08'20" W
L132	20.00'	N 44°51'40" E
L133	14.12'	S 89°55'54" W
L134	20.00'	N 44°59'54" W
L135	12.36'	N 45°00'06" E
L136	45.55'	N 0°04'06" W
L137	7.28'	S 26°37'34" W
L138	58.70'	N 0°04'06" W
L139	12.18'	N 45°08'20" W
L140	20.00'	N 44°51'40" E
L141	14.12'	S 89°55'54" W
L142	20.00'	N 44°59'54" W
L143	12.36'	N 45°00'06" E
L144	64.50'	N 0°04'06" W
L145	12.97'	S 26°37'34" W
L146	40.46'	S 0°04'06" E
L147	12.27'	S 45°08'20" E
L148	20.00'	S 44°51'40" W
L149	14.12'	N 89°55'54" E
L150	20.00'	S 44°59'54" E
L151	12.27'	S 45°00'06" W
L152	40.46'	S 0°04'06" E
L153	74.72'	S 0°04'06" E
L154	25.00'	N 89°55'54" E
L155	74.72'	S 0°04'06" E
L156	73.00'	S 26°37'34" W
L157	25.00'	N 63°22'26" W
L158	73.00'	S 26°37'34" W
L159	40.46'	S 26°37'34" W
L160	12.27'	S 18°26'38" E
L161	20.00'	S 71°33'22" W
L162	14.12'	N 63°22'26" W
L163	20.00'	S 18°18'12" E
L164	12.27'	S 71°41'48" W
L165	40.46'	S 26°37'34" W
L166	40.46'	S 26°37'34" W
L167	12.27'	S 18°26'38" E
L168	20.00'	S 71°33'22" W
L169	14.12'	N 63°22'26" W
L170	20.00'	S 18°18'12" E
L171	12.27'	S 71°41'48" W
L172	40.46'	S 26°37'34" W
L173	40.46'	S 26°37'34" W
L174	12.27'	S 18°26'38" E
L175	20.00'	S 71°33'22" W
L176	14.12'	N 63°22'26" W
L177	20.00'	S 18°18'12" E
L178	12.27'	S 71°41'48" W
L179	40.46'	S 26°37'34" W
L180	42.41'	S 28°16'46" W

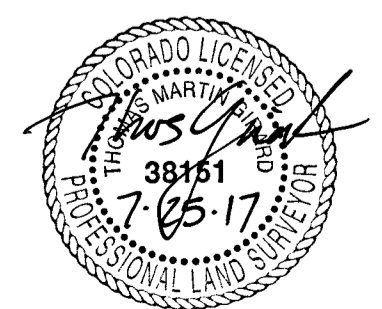
LINE TABLE		
LINE #	LENGTH	DIRECTION
L181	12.27'	S 16°47'26" E
L182	20.00'	S 73°12'34" W
L183	14.12'	N 61°43'14" W
L184	20.00'	S 16°39'00" E
L185	12.27'	S 73°21'00" W
L186	41.69'	S 28°16'46" W
L187	43.79'	S 46°06'59" W
L188	12.27'	S 1°02'46" W
L189	20.00'	N 88°57'14" W
L190	14.12'	N 43°53'01" W
L191	20.00'	S 1°11'12" W
L192	12.27'	N 88°48'48" W
L193	44.42'	S 46°06'59" W
L194	40.46'	S 50°14'27" W
L195	12.27'	S 5°10'14" W
L196	20.00'	N 84°49'46" W
L197	14.12'	S 39°45'33" E
L198	20.00'	S 5°18'40" W
L199	12.27'	N 84°41'20" W
L200	40.46'	S 50°14'27" W
L201	40.46'	N 50°14'27" E
L202	12.27'	N 5°10'14" E
L203	20.00'	S 84°49'46" E
L204	14.12'	N 39°45'33" W
L205	20.00'	N 5°18'40" E
L206	12.27'	S 84°41'20" E
L207	40.46'	N 50°14'27" E
L208	40.99'	N 50°14'27" E
L209	12.27'	N 5°10'14" E
L210	20.00'	S 84°49'46" E
L211	14.12'	N 39°45'33" W
L212	20.00'	N 5°18'40" E
L213	12.27'	S 84°41'20" E
L214	40.46'	N 50°14'27" E
L215	40.75'	N 34°29'27" E
L216	12.27'	N 10°34'46" W
L217	20.00'	N 79°25'14" E
L218	14.12'	N 55°30'33" W
L219	20.00'	N 10°26'20" W
L220	12.27'	N 79°33'40" E
L221	40.75'	N 34°29'27" E
L222	40.46'	N 26°37'34" E
L223	12.27'	N 18°26'39" W
L224	20.00'	N 71°33'21" E
L225	14.12'	N 63°22'26" W
L226	20.00'	N 18°18'13" W
L227	12.27'	N 71°41'47" E
L228	40.46'	N 26°37'34" E
L229	40.46'	N 26°37'34" E
L230	12.27'	N 18°26'39" W
L231	20.00'	N 71°33'21" E
L232	14.12'	N 63°22'26" W
L233	20.00'	N 18°18'13" W
L234	12.27'	N 71°41'47" E
L235	40.46'	N 26°37'34" E
L236	12.27'	N 18°26'39" W
L237	20.00'	N 71°33'21" E
L238	14.12'	N 63°22'26" W
L239	20.00'	N 18°18'13" W
L240	12.27'	N 71°41'47" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L241	40.46'	N 26°37'34" E
L242	40.46'	N 26°37'34" E
L243	12.27'	N 18°26'39" W
L244	20.00'	N 71°33'21" E
L245	14.12'	N 63°22'26" W
L246	20.00'	N 18°18'13" W
L247	12.27'	N 71°41'47" E
L248	40.46'	S 26°37'34" W
L249	71.01'	N 89°55'54" E
L250	63.24'	N 89°55'54" E
L251	57.00'	N 89°55'54" E
L252	57.00'	N 89°55'54" E
L253	71.61'	S 63°22'26" E
L254	64.20'	S 63°22'26" E
L255	59.19'	S 63°22'26" E
L256	58.17'	S 63°22'26" E
L257	5.06'	N 61°43'14" W

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	LENGTH
C1	15.00'	90°00'00"	S45°04'06"E	21.21'	23.56'
C2	15.00'	90°00'00"	S44°55'54"W	21.21'	23.56'
C3	15.00'	90°00'00"	N45°04'06"W	21.21'	23.56'
C4	20.00'	90°00'00"	N44°55'54"E	28.28'	31.42'
C5	20.00'	90°00'00"	S45°04'06"E	28.28'	31.42'
C6	15.00'	90°00'00"	S44°55'54"W	21.21'	23.56'
C7	15.00'	90°00'00"	N5°14'27"E	21.21'	23.56'
C8	15.00'	90°00'00"	S84°45'33"E	21.21'	23.56'
C9	20.00'	90°00'00"	S5°14'27"W	28.28'	31.42'
C10	15.00'	90°00'00"	N84°45'33"W	21.21'	23.56'
C11	15.00'	90°00'00"	S45°12'22"E	21.21'	23.56'
C12	25.00'	100°29'51"	N50°02'33"E	38.44'	43.85'
C13	25.00'	89°47'34"	S45°06'09"E	35.29'	39.18'
C14	15.00'	90°00'00"	N44°47'38"E	21.21'	23.56'
C15	15.00'	89°56'54"	S44°46'05"W	21.20'	23.55'
C16	15.00'	90°03'06"	N45°13'55"W	21.22'	23.58'
C17	15.00'	90°00'00"	S5°14'27"W	21.21'	23.56'
C18	15.00'	90°00'00"	S84°45'33"E	21.21'	23.56'
C19	170.00'	26°41'41"	S13°16'44"W	78.49'	79.20'
C20	15.00'	90°00'00"	S71°37'34"W	21.21'	23.56'

**LEGEND**

- ▲ SET #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 38151"
- RANGE POINT TO BE SET AFTER CONSTRUCTION
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 38151"
- ◆ 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