

1 **BY AUTHORITY**

2 RESOLUTION NO. CR17-0867
3 SERIES OF 2017

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Accepting and approving the plat of First Creek Village Filing No. 3.**

6 **WHEREAS**, the property owner of the following described land, territory or real property
7 situate, lying and being in the City and County of Denver, State of Colorado, to wit:

8 A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP
9 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
10 DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

11 BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE WEST LINE OF THE
12 NORTHEAST QUARTER OF SAID SECTION 16, BEARING SOUTH 00°04'06" EAST, FROM THE
13 NORTH QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A 3-1/4"
14 ALUMINUM CAP STAMPED "PLS 27278" IN A RANGEBOX TO THE CENTER QUARTER
15 CORNER OF SAID SECTION 16, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED
16 "PLS 20699", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

17 COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 16, THENCE SOUTH
18 04°12'50" EAST, A DISTANCE OF 691.69 FEET TO A POINT ON THE SOUTH LINE OF THAT
19 DEED RECORDED AT RECEPTION NO. 2015076691, IN THE RECORDS OF THE CITY AND
20 COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, ALSO BEING A POINT ON A LINE
21 50.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER
22 OF SAID SECTION 16 AND THE POINT OF BEGINNING;

23 THENCE NORTH 89°47'39" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 996.64 FEET TO
24 A POINT ON THE WEST LINE OF THAT EASEMENT AGREEMENT RECORDED AT RECEPTION
25 NO. 2015142411, SAID CITY AND COUNTY OF DENVER RECORDS, AND A POINT OF NON-
26 TANGENT CURVATURE;

27 THENCE ALONG SAID LINE, THE FOLLOWING SIX (6) COURSES:

28 1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF
29 550.00 FEET, A CENTRAL ANGLE OF 04°01'06" AND AN ARC LENGTH OF 38.57 FEET, THE
30 CHORD OF WHICH BEARS SOUTH 20°05'06" EAST, A DISTANCE OF 38.57 FEET;

31 2. SOUTH 22°05'39" EAST, A DISTANCE OF 78.26 FEET TO A POINT OF CURVATURE;

32 3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 550.00 FEET, A
33 CENTRAL ANGLE OF 64°42'50" AND AN ARC LENGTH OF 621.21 FEET;

34 4. SOUTH 86°48'29" EAST, A DISTANCE OF 239.18 FEET;

35 5. NORTH 89°40'28" EAST, A DISTANCE OF 129.81 FEET;

36 6. SOUTH 00°12'22" EAST, A DISTANCE OF 144.13 FEET;

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

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

7 1. SOUTH 00°15'28" EAST, A DISTANCE OF 60.00 FEET TO A POINT OF NON-TANGENT
8 CURVATURE;

9 2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF
10 23.83 FEET, A CENTRAL ANGLE OF 90°12'35" AND AN ARC LENGTH OF 37.52 FEET, THE
11 CHORD OF WHICH BEARS SOUTH 45°09'28" EAST, A DISTANCE OF 33.76 FEET;

12 3. SOUTH 00°12'22" EAST, A DISTANCE OF 653.22 FEET TO A POINT ON THE NORTH
13 LINE OF FIRST CREEK VILLAGE FILING NO. 1, RECORDED AT RECEPTION NO. 2016157635,
14 SAID CITY AND COUNTY OF DENVER RECORDS, ALSO BEING A POINT ON THE NORTH LINE
15 OF THE ELMENDORF DR. RIGHT-OF-WAY AND A POINT OF CURVATURE;

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

19 1. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A
20 CENTRAL ANGLE OF 90°12'26" AND AN ARC LENGTH OF 39.36 FEET;

21 2. NORTH 89°59'56" WEST, A DISTANCE OF 137.32 FEET TO A POINT OF CURVATURE;

22 3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 320.00 FEET, A
23 CENTRAL ANGLE OF 50°14'23" AND AN ARC LENGTH OF 280.59 FEET;

24 4. NORTH 39°45'33" WEST, A DISTANCE OF 713.24 FEET TO A POINT OF CURVATURE;

25 5. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET, A
26 CENTRAL ANGLE OF 23°36'53" AND AN ARC LENGTH OF 156.62 FEET;

27 6. NORTH 63°22'26" WEST, A DISTANCE OF 429.53 FEET TO A POINT OF CURVATURE;

28 7. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET, A
29 CENTRAL ANGLE OF 26°41'41" AND AN ARC LENGTH OF 177.05 FEET;

30 8. SOUTH 89°55'54" WEST, A DISTANCE OF 208.17 FEET TO A POINT OF CURVATURE;

31 9. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 320.00 FEET, A
32 CENTRAL ANGLE OF 09°49'39" AND AN ARC LENGTH OF 54.89 FEET;

33 10. NORTH 80°14'27" WEST, A DISTANCE OF 94.91 FEET TO A POINT OF CURVATURE;

34 11. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A
35 CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 39.27 FEET;

36 THENCE NORTH 09°45'33" EAST, A DISTANCE OF 74.09 FEET TO A POINT OF CURVATURE;

1 THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1050.00 FEET, A
2 CENTRAL ANGLE OF 09°49'39" AND AN ARC LENGTH OF 180.10 FEET;

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

5 CONTAINING AN AREA OF 1,126,723 SQUARE FEET OR 25.866 ACRES, MORE OR LESS
6 propose to lay out, plat and subdivide said land, territory or real property into blocks, lots and tracts,
7 and have submitted to the Council of the City and County of Denver a plat of such proposed
8 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,
9 accompanied by a certificate of title from the attorney for the City and County of Denver; and
10 dedicating the streets, avenues, wastewater easements, public utilities and cable television
11 easements as shown thereon;

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

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

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

22 **Section 2.** That the said plat or map of First Creek Village Filing No. 3 and dedicating to the
23 City and County of Denver streets, avenues, wastewater easements, public utilities and cable
24 television easements, as shown thereon, be and the same are hereby accepted by the Council of
25 the City and County of Denver.

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1 COMMITTEE APPROVAL DATE: August 8, 2017

2 MAYOR-COUNCIL DATE: August 15, 2017

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

9 PREPARED BY: Brent A. Eisen, Assistant City Attorney - DATE: August 17, 2017

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

14
15 Kristin M. Bronson, Denver City Attorney

16 BY: _____, Assistant City Attorney DATE: _____