

1 **BY AUTHORITY**

2 RESOLUTION NO. CR18-0328
3 SERIES OF 2018

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

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

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 TWO PARCELS OF LAND LOCATED IN FIRST CREEK VILLAGE FILING NO. 3, A
9 SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2017111922 IN THE RECORDS OF
10 THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, SITUATED IN
11 THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF
12 THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF
13 COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

14 **PARCEL 1:**

15 LOTS 5 THROUGH 20, INCLUSIVE, BLOCK 2, AND A PORTION OF TRACT A, FIRST CREEK
16 VILLAGE FILING NO. 3, A SUBDIVISION PLAT RECORDED AT RECEPTION NO.
17 2017111922 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND
18 RECORDER'S OFFICE, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING
19 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

20 BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE WEST LINE OF THE
21 NORTHEAST QUARTER OF SAID SECTION 16, BEING ASSUMED TO BEAR SOUTH
22 00°04'06" EAST, FROM THE NORTH QUARTER CORNER OF SAID SECTION 16, BEING
23 MONUMENTED BY A REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS 27278", IN A
24 RANGEBOX, TO THE CENTER QUARTER CORNER OF SAID SECTION 16, BEING
25 MONUMENTED BY A REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS 20699", WITH
26 ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

27 COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 16, THENCE
28 SOUTH 09°33'44" EAST, A DISTANCE OF 733.28 FEET TO NORTHWEST CORNER OF LOT
29 6, BLOCK 2, SAID FIRST CREEK VILLAGE FILING NO. 3 PLAT AND THE POINT OF
30 BEGINNING;

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

34 THENCE S 00°04'06" E, ALONG THE EAST LINE OF LOTS 19 AND 20, SAID BLOCK 2, A
35 DISTANCE OF 204.30 FEET TO A POINT ON THE NORTH LINE OF THE 54TH AVE. RIGHT-
36 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

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

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

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

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

11 COMMITTEE APPROVAL DATE: April 3, 2018 by Consent

12 MAYOR-COUNCIL DATE: April 10, 2018

13 PASSED BY THE COUNCIL: _____

14 _____ - PRESIDENT

15 ATTEST: _____ - CLERK AND RECORDER,
16 EX-OFFICIO CLERK OF THE
17 CITY AND COUNTY OF DENVER
18

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

20 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of the
21 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
22 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §
23 3.2.6 of the Charter.

24
25 Kristin M. Bronson, Denver City Attorney

26 BY: _____, Assistant City Attorney DATE: _____