

Gates-Crescent Park

Plaza Parcel

Rev August 2012

Legal Description

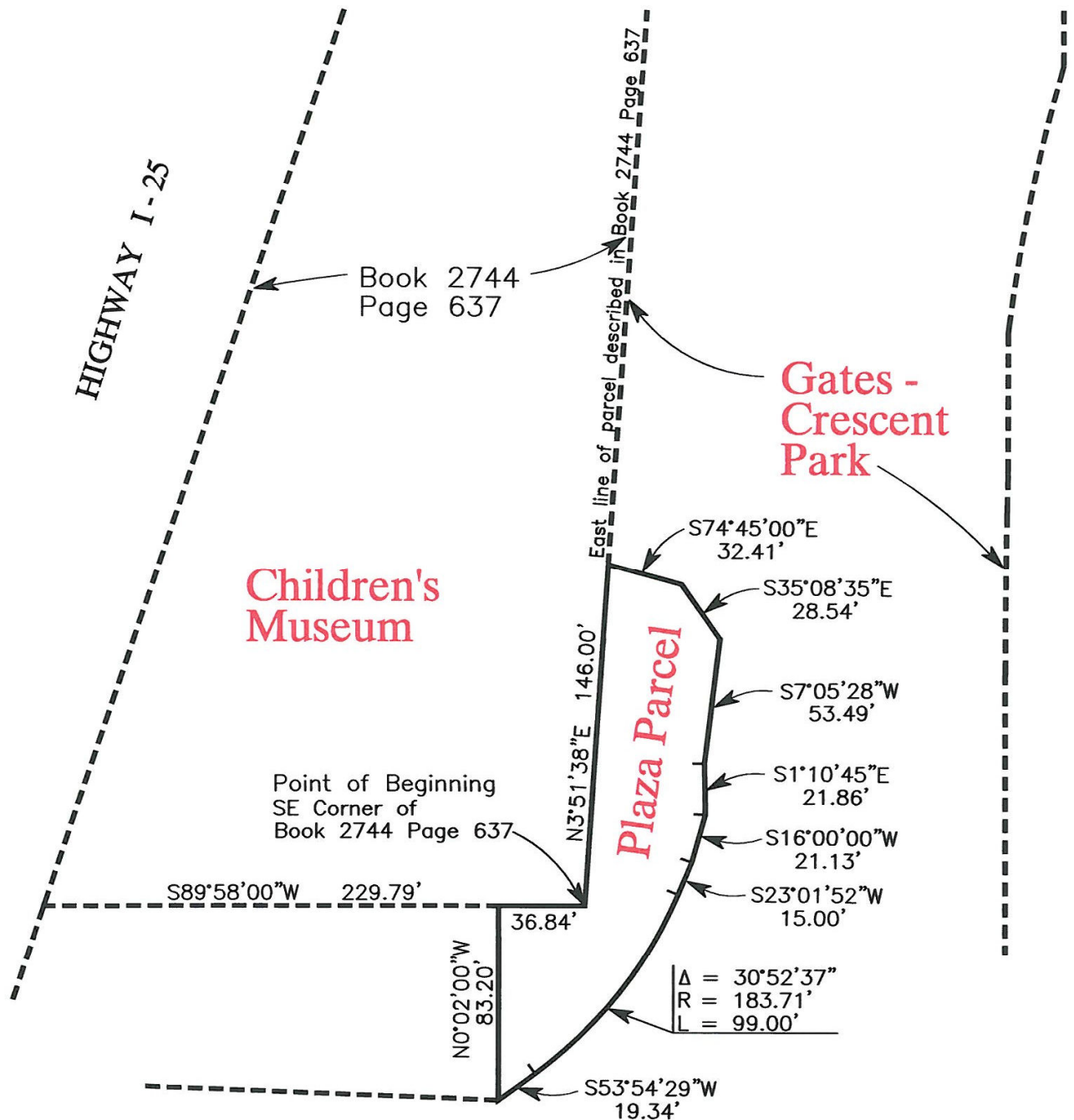
A parcel of land located in Section 32, T3S, R68W, of the 6TH P.M., City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at the southeast corner of that certain parcel of land described at Book 2744 at Page 637, City and County of Denver records, monumented by a copper tag in concrete marked "LS 26606", from which the southwest corner of said parcel monumented by a No. 5 rebar with a plastic cap marked "LPI PLS 23521", bears S89°58'00"W, a distance of 229.79 feet; ; Thence N3°51'38"E, along the east line of said parcel, a distance of 146.00 feet; Thence S74°45'00"E, departing said east line, a distance of 32.41 feet; Thence S35°08'35"E, a distance of 28.54 feet; Thence S7°05'28"W, a distance of 53.49 feet; Thence S1°10'45"E, a distance of 21.86 feet; Thence S16°00'00"W, a distance of 21.13 feet; Thence S23°01'52"W, a distance of 15.00 feet to a point of curve; Thence along the arc of a curve to the right having a central angle of 30°52'37", a radius of 183.71 feet and an arc length of 99.00 feet to a point of tangent; Thence S53°54'29"W, a distance of 19.34 feet; Thence N0°02'00"W, a distance of 83.20 feet to a point on the south line of said parcel; Thence N89°58'00"E, along said south line, a distance of 36.84 feet to the Point of Beginning. Parcel contains 10098 square feet or 0.23 acres more or less.

Prepared by:
Gregory S. Neitzke PLS No.23051

For and on behalf of the City and
County of Denver Dept. of Parks
and Recreation

GATES-CRESCENT PARK PLAZA PARCEL



DRAWN BY: Gregory S. Neitzke PLS
DATE: August 27, 2012
PLOTTED: August 27, 2012



NORTH

Scale: 1"=60'

