

Gates-Crescent Park

Lease 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:

Commencing 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 S89°58'00"W, along the south line of said parcel, a distance of 36.84 feet; Thence S0°02'00"E, a distance of 83.20 feet to the Point of Beginning; Thence S33°47'50"W, a distance of 25.45 feet to a point of curve; Thence along the arc of a curve to the left having a central angle of 43°39'05", a radius of 89.92 feet and an arc length of 68.50 feet to a point of reverse curve; Thence along the arc of said reverse curve to the right having a central angle of 12°01'57", a radius of 472.60 feet and an arc length of 99.25 feet; Thence N73°35'17"W, on a non radial line, a distance of 25.00 feet; Thence N84°38'48"W, a distance of 224.97 feet to an angle point on the easterly right-of-way line of Highway I-25 as described in Book 8756 at Page 374 and Book 8797 at Page 32, City and County of Denver records; Thence N17°27'34"E, along said easterly right-of-way line, a distance of 173.94 feet; Thence S87°44'16"E, departing said easterly right-of-way line, a distance of 217.34 feet to the Point of Beginning.

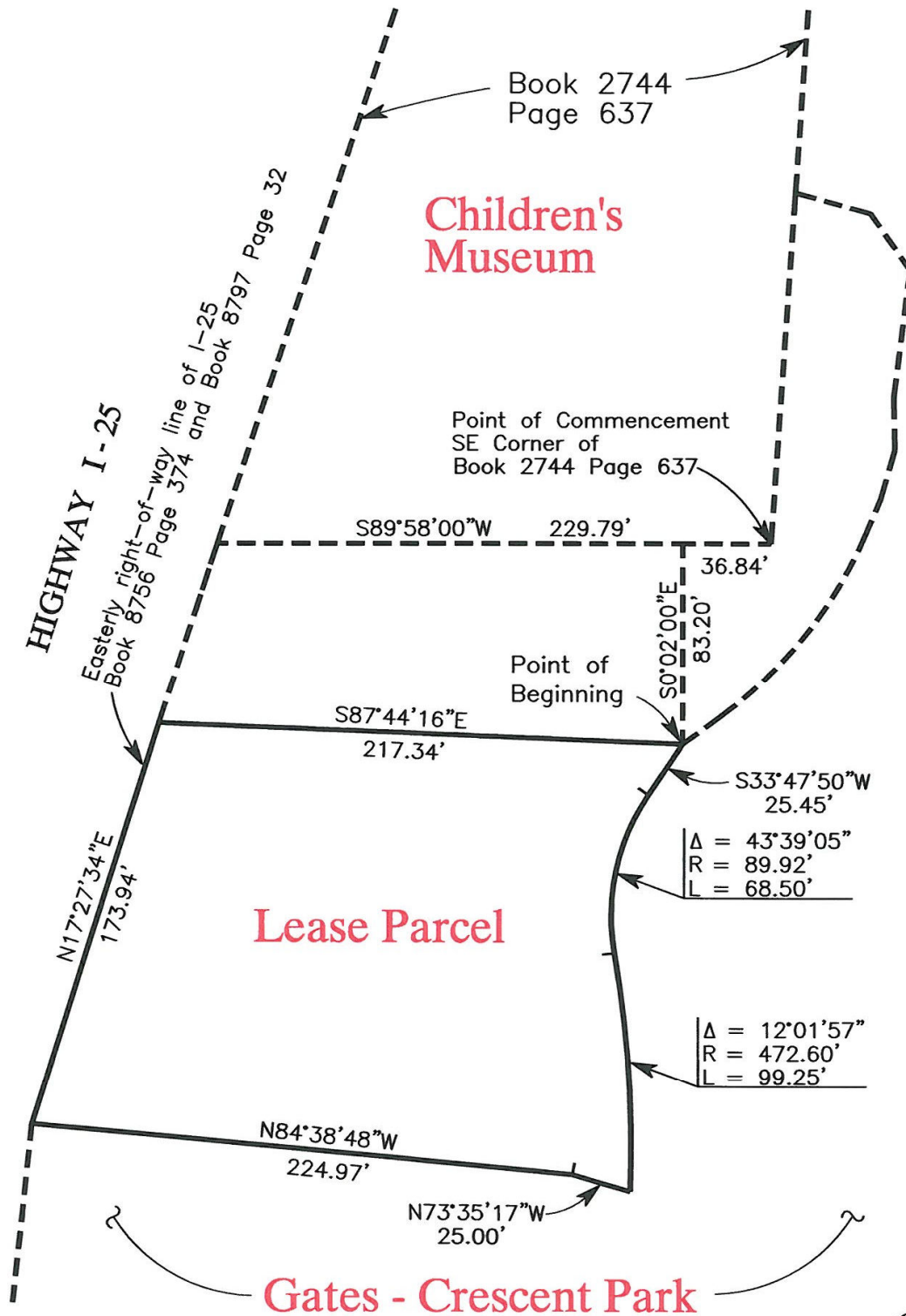
Parcel contains 38883 square feet or 0.89 acres more or less.

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 LEASE PARCEL



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



NORTH
Scale: 1"=60'

