

Jacobs Park Rezoning Parcel

Legal Description

A parcel of land being a part of the Northeast one-quarter of the Northeast one-quarter (NE1/4 NE1/4) of Section 20, Township 4 South, Range 67 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of the Northeast one-quarter of the Northeast one-quarter (NE1/4 NE1/4) of said Section 20; Thence Westerly along the North line of said Northeast one-quarter of the Northeast one-quarter (NE1/4 NE1/4) of Section 20, a distance of 60.00 feet to the True Point of Beginning, said point being 60.00 feet West of and parallel with the East line of said Northeast one-quarter of the Northeast one-quarter (NE1/4 NE1/4) of Section 20; Thence on a deflection angle to the left of $91^{\circ}30'49''$, a distance of 320.11 feet to a point on the North right-of-way line of Mississippi Avenue; Thence along said North right-of-way line the following four (4) courses:

1. Thence on a deflection angle to the right of $91^{\circ}30'55''$ a distance of 609.68 feet to a point of curve;
2. Thence along the arc of a curve to the right, having a central angle of $45^{\circ}00'00''$, a radius of 290.00 feet and an arc length of 227.77 feet to a point of tangent;
3. Thence along said tangent a distance of 229.88 feet to a point of curve;
4. Thence along the arc of a curve to the left, having a central angle of $21^{\circ}05'26''$, a radius of 350.00 feet and an arc length of 128.83 feet to a point of intersection with said North line of the Northeast one-quarter of the Northeast one-quarter (NE1/4 NE1/4) of Section 20;

Thence East, along said North line of the Northeast one-quarter of the Northeast one-quarter (NE1/4 NE1/4) of Section 20, a distance of 1074.46 feet to the True Point of Beginning.