

CPV-T ZONE DISTRICT DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF SECTION 33, TOGETHER WITH A PORTION OF BLOCKS 4, 7, 34 AND 37, ALONG WITH VACATED ALLEYS AND A PORTION OF THE VACATED STREETS ADJACENT TO AND CONTIGUOUS WITH SAID BLOCKS, ALL LOCATED IN WEST DENVER, AS PLATTED IN BOOK 1 AT PAGE 22, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER; SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID BLOCK 7, BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF AURARIA PARKWAY;

THENCE, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES;

1. SOUTH 59°36'34" WEST (BASIS OF BEARINGS), A DISTANCE OF 723.50 FEET;
2. SOUTH 37°23'00" WEST, A DISTANCE OF 95.60 FEET;

THENCE NORTH 30°23'26" WEST, A DISTANCE OF 341.76 FEET;

THENCE NORTH 59°36'34" EAST, A DISTANCE OF 812.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID BLOCK 7;

THENCE NORTH 30°23'26" WEST, ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 22.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 200.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75°00'02", AN ARC LENGTH OF 261.80 FEET;

THENCE NORTH 44°36'36" EAST, A DISTANCE OF 330.19 FEET;

THENCE SOUTH 46°12'56" EAST, A DISTANCE OF 25.00 FEET;

THENCE SOUTH 46°50'28" EAST, A DISTANCE OF 102.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 951.74 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 43°10'35" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°45'17", AN ARC LENGTH OF 29.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,150.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 48°43'52" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°08'06", AN ARC LENGTH OF 203.42 FEET;

THENCE SOUTH 31°08'02" EAST, A DISTANCE OF 41.81 FEET;

THENCE SOUTH 41°25'54" EAST, A DISTANCE OF 51.01 FEET;

THENCE SOUTH 30°24'45" EAST, A DISTANCE OF 29.93 FEET;

THENCE SOUTH 59°36'34" WEST, A DISTANCE OF 541.70 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID BLOCK 7;

THENCE SOUTH 30°23'26" EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 132.40 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 10.578 ACRES, (460,761 SQUARE FEET), MORE OR LESS.

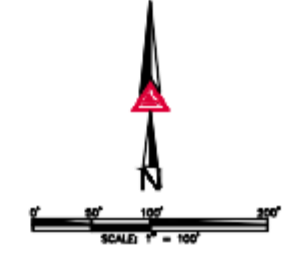
ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



JAMES E. LYNCH, PLS NO. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

CVP-T ZONE DISTRICT EXHIBIT

A PART OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.



SEC. 33,
T.3S., R.68W., SIXTH P.M.

CVP-T ZONE
PARCEL CONTAINS
486,761 (S.F.)
10.578 ACRES
MORE OR LESS

POINT OF BEGINNING
SOUTHWEST CORNER
BLOCK 7

 <p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	DATE OF PREPARATION:	4/7/2022
	SCALE:	1"=100'
	SHEET 2 OF 2	

Aztec Proj. No. 21024-01 Drawn By: JEL