

LEGAL DESCRIPTION 2015 I-00194 APPROVED
FOR ZONING ONLY *Dr. Latensky*

Legal Description

A PARCEL OF LAND BEING A PORTION OF A PLOT 1, BLOCK 1, GATEWAY PARK IV - DENVER FILING NO.7, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 25, 2002 IN PLAT BOOK 33 AT PAGES 95 AND 96, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID PLOT 1;
THENCE NORTH 89 DEGREES 52 MINUTES 06 SECONDS EAST ALONG THE NORTH LINE OF SAID PLOT 1 A DISTANCE OF 295.63 FEET TO THE TRUE POINT OF BEGINNING:

THENCE NORTH 89 DEGREES 52 MINUTES 06 SECONDS EAST ALONG THE NORTH LINE OF SAID PLOT 1 A DISTANCE OF 396.64 FEET TO THE NORTHEAST CORNER OF SAID PLOT 1;
THENCE THE FOLLOWING THREE (3) COURSES ALONG THE EAST LINE OF SAID PLOT 1;

1. THENCE SOUTH 10 DEGREES 26 MINUTES 16 SECONDS WEST A DISTANCE OF 95.82 FEET TO A POINT OF CURVE;

2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10 DEGREES 34 MINUTES 10 SECONDS, A RADIUS OF 315.00 FEET AND AN ARC OF LENGTH OF 58.11 FEET;

3. THENCE SOUTH 00 DEGREES 07 MINUTES 54 SECONDS EAST A DISTANCE OF 307.25 FEET TO THE SOUTHEAST CORNER OF SAID PLOT 1;

THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE SOUTH LINE OF SAID PLOT 1;

1. THENCE SOUTH 89 DEGREES 52 MINUTES 06 SECONDS WEST A DISTANCE OF 100.00 FEET

2. THENCE SOUTH 00 DEGREES 07 MINUTES 54 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 40TH AVENUE AS DEDICATED BY 40TH AVENUE, CHAMBERS ROAD-PENA BOULEVARD SUBDIVISION RECORDED MAY 6, 1997 IN PLAT BOOK 31 AT PAGES 52 THROUGH 54 OF SAID CITY AND COUNTY OF DENVER RECORDS.

3. THENCE SOUTH 89 DEGREES 52 MINUTES 06 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 40TH AVENUE A DISTANCE OF 250.09 FEET;

4. THENCE SOUTH 89 DEGREES 52 MINUTES 04 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE SAID 40TH AVENUE A DISTANCE OF 23.63 FEET;

THENCE NORTH 00 DEGREES 07 MINUTES 54 SECONDS WEST A DISTANCE OF 464.23 FEET TO THE TRUE POINT OF BEGINNING.