

Sand Creek Open Space

Legal Description

A parcel of land situated in the Southeast one-quarter of Section 21, the Southwest one-quarter of Section 22, the North one-half of Section 27 and the Northeast one-quarter of Section 28, Township 3 South, Range 67 West of the 6TH Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the Southeast corner of the Northeast one-quarter of said Section 27; Thence N0°28'34"W, along the East line of said Northeast one-quarter of Section 27, a distance of 574.52 feet; Thence S89°31'26"W, a distance of 50.00 feet to the Westerly right-of-way line of Havana Street as acquired on February 19, 1942 in Book 276 at Page 560, County of Adams records, said point being on the centerline of Sand Creek, being the Point of Beginning;

1. Thence along the centerline of Sand Creek the following sixteen(16) courses:
 - 1a. Thence S79°53'32"W, a distance of 263.42 feet;
 - 1b. Thence N82°42'51"W, a distance of 162.12 feet;
 - 1c. Thence N48°11'03"W, a distance of 147.63 feet;
 - 1d. Thence N80°12'16"W, a distance of 208.73 feet;
 - 1e. Thence N60°46'17"W, a distance of 394.25 feet;
 - 1f. Thence N42°46'20"W, a distance of 1082.12 feet;
 - 1g. Thence N52°59'22"W, a distance of 495.16 feet;
 - 1h. Thence N81°44'53"W, a distance of 846.46 feet;
 - 1i. Thence N77°48'48"W, a distance of 667.28 feet;
 - 1j. Thence N85°28'38"W, a distance of 782.17 feet;
 - 1k. Thence N89°16'41"W, a distance of 445.06 feet;
 - 1l. Thence N75°51'49"W, a distance of 179.88 feet;
 - 1m. Thence N59°50'14"W, a distance of 245.86 feet;
 - 1n. Thence N77°26'47"W, a distance of 170.51 feet;
 - 1o. Thence N44°24'10"W, a distance of 109.51 feet;
 - 1p. Thence N22°25'55"W, a distance of 269.59 feet to a point on the Southerly right-of-way line of Smith Road as established by perpetual easement recorded on September 16, 1954 in Book 7538 at Page 476, City and County of Denver Clerk and Recorder's Office;
2. Thence S84°51'15"E, along said Southerly right-of-way line, a distance of 5515.88 feet to a point on the Westerly right-of-way line of said Havana Street;
3. Thence along said Westerly right-of-way line the following two(2) courses:
 - 3a. Thence S39°27'35"E, a distance of 237.64 feet;
 - 3b. Thence S0°28'34"E, a distance of 1576.64 feet to the Point of Beginning.

Excepting therefrom the following parcel:

Commencing at the Southeast corner of the Northeast one-quarter of said Section 27; Thence $N0^{\circ}28'34''W$, along the East line of said Northeast one-quarter of Section 27, a distance of 574.52 feet; Thence $S89^{\circ}31'26''W$, a distance of 50.00 feet to the Westerly right-of-way line of Havana Street as acquired on February 19, 1942 in Book 276 at Page 560, County of Adams records, said point being on the centerline of Sand Creek; Thence $N32^{\circ}55'59''W$, a distance of 1727.57 feet to the Point of Beginning; Thence $S6^{\circ}10'59''W$, a distance of 90.00 feet; Thence $N83^{\circ}49'01''W$, a distance of 50.00 feet; Thence $S6^{\circ}10'59''W$, a distance of 70.00 feet; Thence $N83^{\circ}49'01''W$, a distance of 130.00 feet; Thence $N6^{\circ}10'59''E$, a distance of 160.00 feet; Thence $S83^{\circ}49'01''E$, a distance of 180.00 feet to the Point of Beginning.