

High Point Park

Legal Description

A parcel of land being a portion of Zone Lot A of the parcel split recorded at Reception No. 2022066075 which is a parcel split of Lot 1, Block 1, High Point Subdivision Filing No.2 recorded at Reception No. 2019138651, located in the West half of Section 3, Township 3 South, Range 66 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

Commencing at the Center quarter corner of said Section 3, Thence S 89°32'04" W, a distance of 42.01 feet to a point on the Westerly right-of-way line of Dunkirk Street also being the Easterly line of said Lot 1 and the Point of Beginning; Thence along said Westerly right-of-way line, S 0°39'14" W, a distance of 108.84 feet; Thence along the Southerly line of said Zone Lot A, the following three (3) courses:

- 1) N 89°20'33" W, a distance of 391.06 feet to a point of curvature;
- 2) Thence 91.31 feet along the arc of a curve to the right having a radius of 150.00 feet, a central angle of 34°52'41", and a chord which bears N 71°54'12" W, a distance of 89.91 feet;
- 3) Thence along a non-tangent line, S 36°51'36" W, a distance of 50.04 feet;

Thence N 53°08'24" W, a distance of 340.97 feet to a point on the Southerly right-of-way line of High Point Boulevard also being the Northerly line of said Lot 1; Thence along said Southerly right-of-way line the following three (3) courses:

- 1) N 36°51'36" E, a distance of 170.72 feet to a point of curvature;
- 2) Thence 648.50 feet along the arc of a curve to the right having a radius of 694.00 feet, a central angle of 53°32'22", and a chord which bears N 63°37'47" E, a distance of 625.16 feet to a point of curvature;
- 3) Thence 195.28 feet along the arc of a curve to the right having a radius of 125.00 feet, a central angle of 89°30'30", and a chord which bears S 44°04'41" E, a distance of 176.02 feet to a point on the Westerly right-of-way line of Dunkirk Street also being the Easterly line of said Lot 1; Thence along said Westerly right-of-way line S 0°40'12" W, a distance of 375.93 feet to the Point of Beginning.

Bearings are based on the Southerly line of the Northwest quarter of Section 3, Township 3 South, Range 66 West of the Sixth Principal Meridian, assumed to bear N 89°32'04" E and being monumented by a found 3-1/4" aluminum cap in range box PLS #27278 at the West quarter corner and a found 3-1/4" aluminum cap PLS #36580 at the Center quarter corner.