

Montclair Recreation Center Park

Legal Description

A parcel of land being a part of Lot 1 and all of Lot 2, Block 11, Lowry Filing No. 9, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the Southwest corner of said Lot 1; Thence S89°57'23"E, along the South line of said Lot 1, a distance of 120.00 feet to the Point of Beginning; Thence N0°02'37"E, parallel with and 120.00 feet East of the Westerly line of said Lot 1, a distance of 459.50 feet; Thence S89°57'23"E, a distance of 180.00 feet; Thence N0°02'37"E, a distance of 45.00 feet; Thence N33°42'44"E, a distance of 109.84 feet to a point on a curve on the Southwesterly line of Tract H (proposed 8th Ave) of said Lowry Filing No. 9; Thence along said Southwesterly line of Tract H (proposed 8th Ave) and along the arc of a non-tangent curve to the left having a central angle of 19°51'14", a radius of 498.00 feet, an arc length of 172.57 feet and whose chord bears S66°12'53"E, a distance of 171.70 feet to the most Northerly Northwest corner of Tract F of said Lowry Filing No. 9; Thence S52°00'22"E, along the Westerly line of said Tract F, a distance of 72.57; Thence S6°12'49"E, continuing along said Westerly line of Tract F, a distance of 453.62 feet to the most Northerly Southeast corner of said Lot 2; Thence along the Southerly lines of said Lots 1 and 2 the following three (3) courses;

1. Thence S38°47'11"W, a distance of 34.65 feet to a point of non-tangent curve;
2. Thence along the arc of a non-tangent curve to the right having a central angle of 6°24'00", a radius of 676.00 feet, an arc length of 75.71 feet, and whose chord bears S86°50'37"W, a distance of 75.47 feet;
3. Thence N89°57'23"W, a distance of 407.70 feet to the Point of Beginning.

Bearings are based on the South line of the Southwest quarter of Section 4, T 4 S, R 67 W of the 6th P.M. being N89°57'23"W, the terminus points are monumented by a 3 ¼ " aluminum cap in a range box marked "BRW INC PLS 20683".