

Unnamed 47th & Telluride Park

Legal Description

Tract C-1,
CP Bedrock Filing No. 1,
City and County of Denver,
State of Colorado.

Except the following described parcel

A parcel of land being a portion of Tract C-1, CP Bedrock Filing No. 1 located in the Northeast Quarter of Section 21, Township 3 South, Range 66 West of the Sixth Principal Meridian being more particularly described as follows:

Commencing at the Northeast corner of said Tract C-1 said point being on the Westerly right-of-way line of Walden Street and the Point of Beginning; Thence along the Easterly line of said Tract C-1 and said Westerly right-of-way line, S0°12'40"E a distance of 1063.75 feet; Thence S89°47'20"W a distance of 43.97 feet to a point of curvature; Thence 162.33 feet along the arc of a curve to the right having a radius of 250.00 feet, a central angle of 37°12'12", and a chord which bears N71°36'34"W a distance of 159.49 feet; Thence N53°00'28"W a distance of 483.72 feet; Thence N12°50'27"W a distance of 423.09 feet; Thence N77°18'58"E a distance of 57.40 feet; Thence N0°12'40"W a distance of 320.14 feet to a point on the Northerly line of said Tract C-1 and a point on the Southerly right-of-way line of 47th Avenue; Thence along said Northerly and Southerly line the following two (2) consecutive courses:

1. N89°47'20"E a distance of 591.87 feet to a point of curvature;
2. Thence 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", and a chord which bears S45°12'40"E a distance of 35.36 feet to the Point of Beginning.

Bearings area based on the North line of the Northeast Quarter of Section 21, Township 3 South, Range 66 West of the Sixth Principal Meridian assumed to bear N89°40'00"E and being monumented by a found 3-¹/₄"aluminum cap in range box PLS #36053 at the South Quarter corner and a found 3-¹/₄"aluminum cap in range box illegible.