

Gates-Crescent Park
Building Parcel

Rev August 2012

Legal Description

A parcel of land located in Section 32, T3S, R68W, of the 6TH P.M., City and County of Denver, State of Colorado, more particularly described as follows:

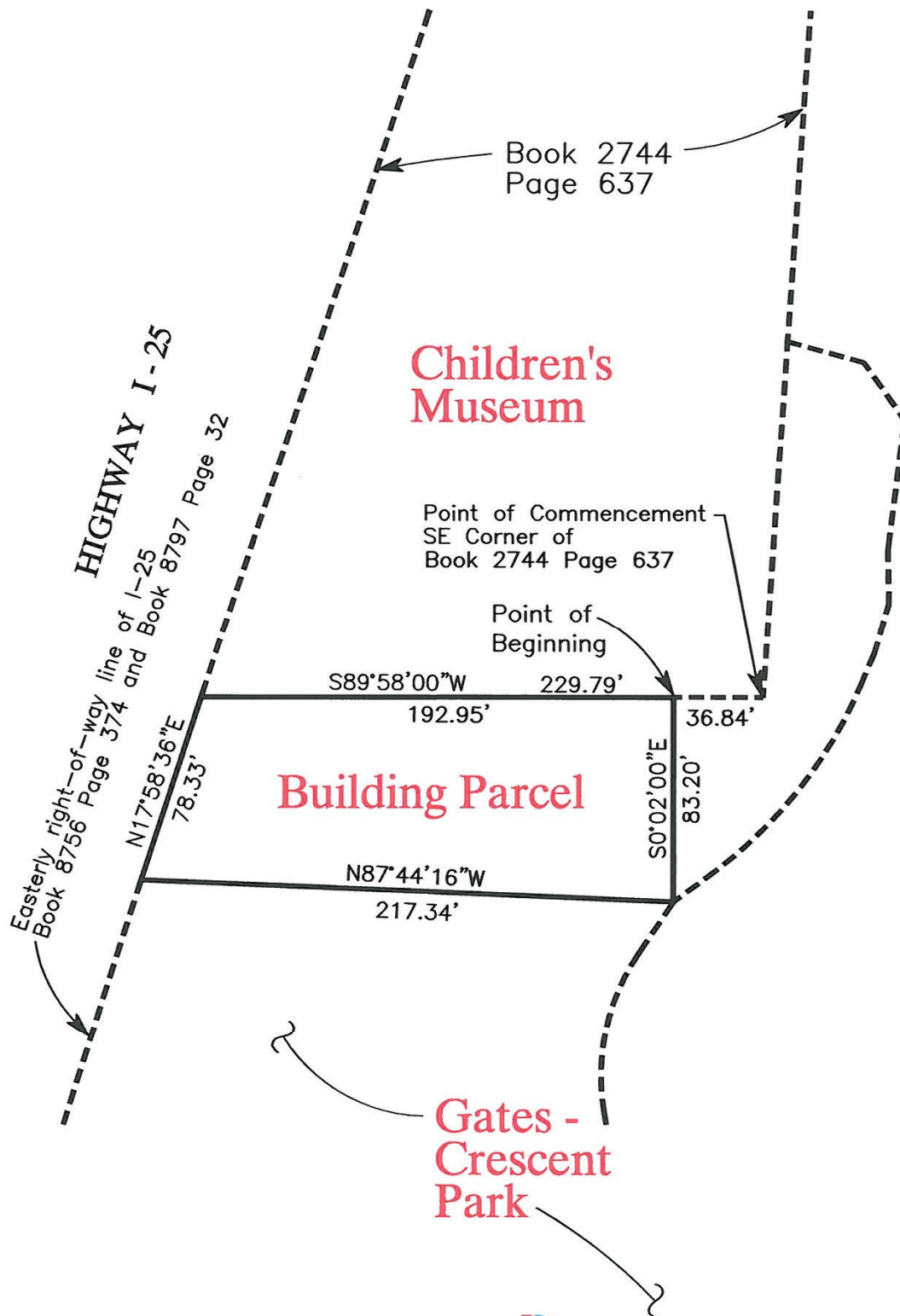
Commencing at the southeast corner of that certain parcel of land described at Book 2744 at Page 637, City and County of Denver records, monumented by a copper tag in concrete marked "LS 26606", from which the southwest corner of said parcel monumented by a No. 5 rebar with a plastic cap marked "LPI PLS 23521", bears S89°58'00"W, a distance of 229.79 feet; Thence S89°58'00"W, along the south line of said parcel, a distance of 36.84 feet to the Point of Beginning; Thence S0°02'00"E, a distance of 83.20 feet; Thence N87°44'16"W, a distance of 217.34 feet to an angle point on the easterly right-of-way line of Highway I-25 as described in book 8756 at Page 374 and Book 8797 at page 32, City and County of Denver records; Thence N17°58'36"E, along said easterly right-of-way line, a distance of 78.33 feet to the southwest corner of said parcel described in Book 2744 at Page 637; Thence N89°58'00"E, departing said easterly right-of-way line and along the south line of said parcel, a distance of 192.95 feet to the Point of Beginning.

Parcel contains 16221 square feet or 0.37 acres more or less.

Prepared by:
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For and on behalf of the City and
County of Denver Dept. of Parks
and Recreation

GATES-CRESCENT PARK BUILDING PARCEL



DRAWN BY: Gregory S. Neitzke PLS
DATE: August 27, 2012
PLOTTED: August 27, 2012



NORTH
Scale: 1"=60'

