

## **Parkfield Park**

### **Legal Description**

6 Parcels of land located in Section 17, Township 3 South, Range 66 West of the 6<sup>TH</sup> Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

#### **Parcel 1**

All Lots, Blocks and Tracts in Parkfield Filing No. 3, as recorded in the City and County of Denver Clerk and Recorder's Office in Book 29 at Pages 28 and 29, together with all of the public right-of-ways within said Parkfield Filing No. 3 vacated by Ordinance 531 Series of 2003, City and County of Denver, State of Colorado.

#### **Parcel 2**

A portion of Lot 2, Block 2 and Tract B of Parkfield Subdivision Filing No. 2, recorded in the City and County of Denver Clerk and Recorder's Office in Book 29 at Pages 16 through 19, also being a portion of land located in the Northwest Quarter of Section 17, Township 3 South, Range 66 West of the 6<sup>TH</sup> Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the North quarter corner of said Section 17; Thence S37°29'09"W, a distance of 1799.39 feet to the Northeast corner of Tract B, point being on the South right-of-way line of Maxwell Place as shown on said recorded plat of Parkfield Subdivision Filing No. 2; Thence along said South right-of-way line, S86°13'36"W, a distance of 38.35 feet to the True Point of Beginning; Thence S0°47'42"E, a distance of 443.95 feet to a point on the Northerly line of Parcel C-2 as described in the Quit Claim Deed recorded in the City and County of Denver Clerk and Recorder's Office at Reception No. 92-0137022; Thence along said Northerly line of Parcel C-2, S86°12'56"W, a distance of 192.36 feet; Thence along the Northeasterly line of said Parcel C-2, N6°34'30"W, a distance of 417.14 feet to a point on the South right-of-way line of said Maxwell Place; Thence along said Southerly right-of-way line, 131.76 feet along the arc of a non-tangent curve to the right, having a radius of 320.00 feet, a central angle of 23°35'30" and a chord bearing N74°25'51"E, a distance of 130.83 feet; Thence continuing along said South right-of-way line, N86°13'36"E, a distance of 107.75 feet to the True Point of Beginning.

Bearings are based on the East line of the Northwest quarter of Section 17 being N0°19'33"E.

Parcel 3

A portion of Lot 1, Block 4 of Parkfield Subdivision Filing No. 2, recorded in the City and County of Denver Clerk and Recorder's Office in Book 29 at Pages 16 through 19, also being a portion of land located in the Northwest Quarter of Section 17, Township 3 South, Range 66 West of the 6<sup>TH</sup> Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the North quarter corner of said Section 17; Thence S9°03'31"W, a distance of 1841.85 feet to the True Point of Beginning, said point being an intersection of the Northerly line of Parcel C-2 as described in the Quit Claim Deed recorded in the City and County of Denver Clerk and Recorder's Office at Reception No. 92-0137022, and the Westerly line of the realigned Highline Canal Trail Corridor recorded in the City and County of Denver Clerk and Recorder's Office at Reception No. 92-0137022; Thence along said Northerly line S86°12'56"W, a distance of 288.19 feet; Thence departing said Northerly line 190.18 feet along the arc of a non-tangent curve to the right, having a radius of 595.00 feet, a central angle of 18°18'48" and a chord bearing N65°59'56"E, a distance of 189.37 feet; Thence N75°09'20"E, a distance of 135.71 feet to a point on said Westerly line of realigned Highline Canal Trail Corridor; Thence along said Westerly line S10°09'20"W, a distance of 94.25 feet to the True Point of Beginning.

Bearings are based on the East line of the Northwest quarter of Section 17 being N0°19'33"E.

Parcel 4

Tract A, Parkfield Filing No. 5,  
City and County of Denver,  
State of Colorado.

Parcel 5

Tract B, Parkfield Filing No. 5,  
City and County of Denver,  
State of Colorado.

Parcel 6

A parcel of land being the vacated portion of Idalia Street, Helena Street and E. 53<sup>rd</sup> Avenue as said streets are shown on the plat of Parkfield Filing No. 1, recorded in Book 29 at Pages 1 through 3, City and County of Denver records, and a portion of Tract B, as said Tract is shown on the plat of Parkfield Filing No. 5, recorded in Book 31 at Pages 99 through 103, City and County of Denver

records, all in the West half of Section 17, Township 3 South, Range 66 West of the 6<sup>th</sup> Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the West quarter corner of said Section 17, Thence N89°52'10"E, along the South line of the Northwest quarter of said Section 17, a distance of 514.52 feet; Thence S0°07'50"E, a distance of 196.08 feet to a point on the North right-of-way line of E. 53<sup>rd</sup> Avenue, as shown on the plat of Parkfield Filing No. 5, as recorded in Book 31 at Pages 99 through 103, City and County of Denver records, said point being the True Point of Beginning; Thence along said North right-of-way line of E. 53<sup>rd</sup> Avenue, the following two (2) courses:

1. S89°59'20"E, a distance of 73.27 feet to a tangent curve;
2. Thence along the arc of a tangent curve to the right, having a radius of 379.64 feet, a central angle of 26°55'55", an arc length of 178.45 feet and whose chord bears S76°31'23"E, a chord distance of 176.81 feet to the Westerly most point of Tract B, as shown on said plat of Parkfield Filing No. 5;

Thence S63°03'25"E, along the South line of said Tract B, a distance of 5.62 feet to a non-tangent curve, said point also being a point on the East right-of-way line of Idalia Street, as shown on said plat of Parkfield Filing No. 1; Thence leaving said South line of said Tract B, along said East right-of-way line of Idalia Street, the following four (4) courses:

1. Thence along the arc of a non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 32°57'55", an arc length of 14.38 feet and whose chord bears N47°04'43"E, a chord distance of 14.19 feet to a reverse curve;
2. Thence along the arc of a curve to the left, having a radius of 630.00 feet, a central angle of 63°33'02", an arc length of 698.78 feet, and whose chord bears N31°47'09"E, a chord distance of 663.50 feet;
3. Thence tangent to the preceding curve, N0°00'38"E, a distance of 570.00 feet to a tangent curve;
4. Thence along the arc of a tangent curve to the right, having a radius of 320.00 feet, a central angle of 36°03'07", an arc length of 201.35 feet and whose chord bears N18°02'11"E, a chord distance of 198.05 feet to a point on the South right-of-way line of Maxwell Place extended, as shown on said plat of Parkfield Filing No. 1;

Thence N48°34'48"W, along said South right-of-way line of Maxwell Place extended, a distance of 82.66 feet to a point on the intersection of the South right-of-way line of said Maxwell Place and the West right-of-way line of Idalia Street as both are shown on said plat of Parkfield Filing No. 1; Thence along the West right-of-way line of said Idalia Street the following four (4) courses:

1. Thence along the arc of a non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 82°12'44", an arc length of 35.87 feet and whose chord bears S7°28'26"E, a chord distance of 32.87 feet to a reverse curve;

2. Thence along the arc of a curve to the left, having a radius of 380.00 feet, a central angle of  $33^{\circ}37'18''$ , an arc length of 222.99 feet, and whose chord bears  $S16^{\circ}49'17''W$ , a chord distance of 219.80 feet;
3. Thence tangent to the preceding curve,  $S0^{\circ}00'38''W$ , a distance of 550.00 feet to a tangent curve;
4. Thence along the arc of a tangent curve to the right, having a radius of 550.00 feet, a central angle of  $65^{\circ}34'57''$ , an arc length of 629.55 feet, and whose chord bears  $S32^{\circ}48'06''W$ , a chord distance of 595.74 feet to a compound curve, said point also being a point on the Northeasterly right-of-way line of Helena Street as shown on said plat of Parkfield Filing No. 1;

Thence along the Northeasterly, Northwesterly and Southwesterly right-of-way line of Helena Street, the following four (4) courses:

1. Thence along the arc of a curve to the right, having a radius of 25.00 feet, a central angle of  $93^{\circ}25'15''$ , an arc length of 40.76 feet, and whose chord bears  $N67^{\circ}41'48''W$ , a chord distance of 36.40 feet;
2. Thence tangent to the preceding curve,  $N20^{\circ}59'10''W$ , a distance of 3.58 feet;
3. Thence  $S69^{\circ}00'50''W$ , a distance of 50.00 feet to a non-tangent curve;
4. Thence along the arc of a non-tangent curve to the right, having a radius of 25.00 feet, a central angle of  $97^{\circ}30'58''$ , an arc length of 42.55 feet, and whose chord bears  $S27^{\circ}46'19''W$ , a chord distance of 37.60 feet to a compound curve, said point also being a point on the North right-of-way line of E. 53<sup>rd</sup> Avenue, as shown on said plat of Parkfield Filing No. 1;

Thence along said North right-of-way line of E. 53<sup>rd</sup> Avenue, along the arc of a curve to the right, having a radius of 550.00 feet, a central angle of  $13^{\circ}28'52''$ , an arc length of 129.41 feet, and whose chord bears  $S83^{\circ}16'14''W$ , a chord distance of 129.11 feet to the True Point of Beginning.

Bearings are based on the West line of the Northwest quarter of Section 17 being  $N0^{\circ}00'01''E$ .

Together with that certain parcel of land described in Ordinance 449 Series of 1993 in the Records of the City and County of Denver.

Description of a parcel of land situated in Section 17, T. 3 S., R. 66 W., of the 6<sup>th</sup> P.M., City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Maxwell Place, whence the Northwest Corner of the Northwest One-Quarter of said Section 17 bears North  $41^{\circ}28'24''$  West, a distance of 1957.33 feet; thence leaving said right-of-way, South  $6^{\circ}51'53''$  East, a distance of 417.14 feet; thence North  $85^{\circ}55'33''$  East, a distance of 1031.35 feet to the westerly boundary line of the realigned

Highline Canal (Tract B27E, dated March 18, 1982 tendered to and between the U.S. Department of the Army and Nu-West, Inc.); thence southerly on the westerly boundary line of said realigned Highline Canal the following 5 courses and curves:

- 1) thence South  $9^{\circ}51'57''$  West, a distance of 215.67 feet;
- 2) thence southerly on a tangent, 285.59-foot radius curve, concave easterly, through a central angle of  $54^{\circ}38'01''$ , an arc distance of 272.32 feet;
- 3) thence South  $44^{\circ}46'04''$  East, tangential to last said curve, distance of 438.15 feet;
- 4) thence southeasterly on a tangent, 398.27-foot radius curve, concave southwesterly, through a central angle of  $29^{\circ}24'20''$ , an arc distance of 204.40 feet;
- 5) thence South  $15^{\circ}21'44''$  East, tangential to last said curve, a distance of 150.08 feet;

thence South  $61^{\circ}29'52''$  West, a distance of 836.67 feet; thence westerly on a tangent, 657.00-foot radius curve, concave northerly, through a central angle of  $57^{\circ}36'29''$ , an arc distance of 660.58 feet; thence North  $60^{\circ}53'39''$  West, tangential to last said curve, a distance of 711.58 feet; thence northwesterly on a tangent, 743.00-foot radius curve, concave southwesterly, through a central angle of  $1^{\circ}53'15''$ , an arc distance of 24.48 feet; thence North  $58^{\circ}22'47''$  West, non-tangential to last said curve, a distance of 60.03 feet; thence northwesterly on a non-tangent, 750.00-foot radius curve, to which a radial line bears South  $22^{\circ}38'27''$  West, concave southwesterly, through a central angle of  $3^{\circ}31'55''$ , an arc distance of 46.23 feet to the easterly right-of-way line of Idalia Street; thence northerly on the easterly right-of-way line of Idalia Street the following 4 curves and courses:

- 1) thence northeasterly on a non-tangent, 630.00-foot radius curve, to which a radial line bears North  $24^{\circ}55'24''$  West, concave northwesterly, through a central angle of  $65^{\circ}03'08''$ , an arc distance of 715.29 feet;
- 2) thence North  $0^{\circ}00'26''$  East, non-tangential to last said curve, a distance of 570.00 feet;
- 3) thence northerly on a non-tangent, 320.00-foot radius curve, to which a radial line bears South  $89^{\circ}59'02''$  East, concave easterly, through a central angle of  $43^{\circ}58'02''$ , an arc distance of 245.56 feet;
- 4) thence northeasterly on a non-tangent, 320.00-foot radius curve, to which a radial line bears South  $46^{\circ}01'14''$  East, concave southeasterly, through a central angle of  $18^{\circ}22'35''$ , an arc distance of 102.63 feet to the True Point of Beginning.

Said parcel contains 50.700 acres, more or less;