

## CPV-C ZONE DISTRICT DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF BLOCKS 4, 5, 6, 7, 34, 37, 68, 70, 71, 73, 253, 255, 258, 259, 260, 261, 263, 270 AND 271, ALONG WITH ALL OF BLOCKS 35, 36, 69, 72, 254 AND 262, ALONG WITH VACATED ALLEYS AND A PORTION OF THE VACATED STREETS ADJACENT TO AND CONTIGUOUS WITH SAID BLOCKS, ALL LOCATED IN WEST DENVER, AS PLATTED IN BOOK 1 AT PAGE 22, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER; SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHEASTERLY LINE OF SAID BLOCK 69, HAVING AN ASSUMED BEARING OF SOUTH 30°23'26" EAST, A DISTANCE OF 397.20 FEET;

**COMMENCING** AT THE MOST NORTHERLY CORNER OF SAID BLOCK 69;

THENCE SOUTH 37°32'47" EAST, A DISTANCE OF 92.32 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 30°23'26" EAST, A DISTANCE OF 341.76 FEET A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF AURARIA PARKWAY, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3,082.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 39°03'28" EAST;

THENCE, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, THE FOLLOWING SIXTEEN (16) COURSES;

1. SOUTH 37°23'00" WEST, A DISTANCE OF 22.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3,082.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 39°03'28" EAST;
2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°26'55", AN ARC LENGTH OF 239.33 FEET;
3. SOUTH 46°29'23" WEST, A DISTANCE OF 391.66 FEET;
4. SOUTH 58°50'48" WEST, A DISTANCE OF 150.84 FEET;
5. SOUTH 24°11'50" WEST, A DISTANCE OF 42.67 FEET;
6. SOUTH 36°44'33" WEST, A DISTANCE OF 154.60 FEET;
7. SOUTH 44°39'00" WEST, A DISTANCE OF 71.79 FEET;
8. NORTH 30°23'26" WEST, A DISTANCE OF 24.20 FEET;
9. SOUTH 48°16'22" WEST, A DISTANCE OF 367.67 FEET;
10. SOUTH 30°23'26" EAST, A DISTANCE OF 55.53 FEET;
11. SOUTH 59°43'31" WEST, A DISTANCE OF 263.82 FEET;
12. SOUTH 59°43'31" WEST, A DISTANCE OF 80.00 FEET;
13. SOUTH 30°23'26" EAST, A DISTANCE OF 24.82 FEET;
14. SOUTH 59°42'10" WEST, A DISTANCE OF 280.38 FEET;
15. SOUTH 76°17'57" WEST, A DISTANCE OF 83.52 FEET;
16. SOUTH 59°43'30" WEST, A DISTANCE OF 280.62 FEET;

THENCE NORTH 30°23'29" WEST, A DISTANCE OF 346.33 FEET TO A POINT ON THE CENTERLINE OF VACATED WAZEE STREET;

THENCE NORTH 59°36'34" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 59.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,208.70 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 74°25'10" EAST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 70°22'26", AN ARC LENGTH OF 1,484.59 FEET;

THENCE NORTH 59°36'18" EAST, A DISTANCE OF 279.77 FEET;

THENCE NORTH 59°35'04" EAST, A DISTANCE OF 389.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 968.77 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 23°02'50" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°22'07", AN ARC LENGTH OF 124.59 FEET;

THENCE NORTH 59°35'04" EAST, A DISTANCE OF 284.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,208.08 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 48°12'20" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°42'53", AN ARC LENGTH OF 225.92 FEET;

THENCE NORTH 31°04'47" EAST, A DISTANCE OF 311.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,591.36 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°04'45", AN ARC LENGTH OF 168.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,388.24 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 46°33'59" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°25'32", AN ARC LENGTH OF 83.00 FEET;

THENCE SOUTH 46°51'33" EAST, A DISTANCE OF 239.97 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY OF VACATED WEWATTA STREET;

THENCE NORTH 59°36'34" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 25.47 FEET;

THENCE SOUTH 46°51'34" EAST, A DISTANCE OF 272.76 FEET;

THENCE SOUTH 46°12'56" EAST, A DISTANCE OF 89.58 FEET;

THENCE SOUTH 44°36'36" WEST, A DISTANCE OF 330.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 200.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75°00'02", AN ARC LENGTH OF 261.80 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF BLOCK 7, SAID WEST DENVER;

THENCE SOUTH 30°23'26" EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 22.40 FEET;

THENCE SOUTH 59°36'34" WEST, A DISTANCE OF 812.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 65.121 ACRES, (2,836,689 SQUARE FEET), MORE OR LESS.

**EXCEPT THE FOLLOWING PARCEL:**

**BEGINNING** AT THE MOST NORTHERLY CORNER OF SAID BLOCK 258;

THENCE SOUTH 59°36'34" WEST, ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 258, A DISTANCE OF 24.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 452.55 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 75°10'18" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°46'13", AN ARC LENGTH OF 124.56 FEET;

THENCE SOUTH 30°35'56" WEST, A DISTANCE OF 90.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 329.84 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°38'32", AN ARC LENGTH OF 84.29 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID BLOCK 258;

THENCE NORTH 30°23'26" WEST, ALONG SAID SOUTHWESTERLY LINE AND ITS NORTHERLY EXTENSION AND THE SOUTHWESTERLY LINE OF SAID BLOCK 259, A DISTANCE OF 403.50 FEET;

THENCE NORTH 59°36'34" EAST, A DISTANCE OF 97.50 FEET;

THENCE NORTH 17°47'57" EAST, A DISTANCE OF 12.75 FEET;

THENCE NORTH 59°36'34" EAST, A DISTANCE OF 33.50 FEET TO A POINT ON THE CENTERLINE OF THE 16.50 FOOT ALLEY WITHIN SAID BLOCK 259;

THENCE NORTH 30°23'26" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 57.00 FEET;

THENCE NORTH 59°36'34" EAST, A DISTANCE OF 180.00 FEET TO A POINT ON THE CENTERLINE OF VACATED 6<sup>TH</sup> STREET;

THENCE SOUTH 30°23'26" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 319.60 FEET TO A POINT ON THE EASTERLY EXTENSION OF SAID NORTHWESTERLY LINE OF BLOCK 258;

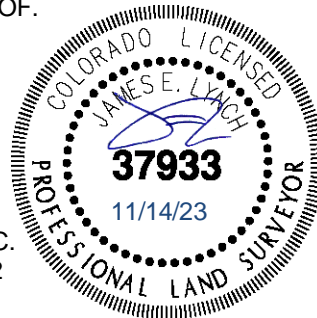
THENCE SOUTH 59°36'34" WEST, ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 40.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 2.659 ACRES, (115,831 SQUARE FEET), MORE OR LESS.

THE SUBJECT PARCEL CONTAINS A GROSS AREA OF 62.462 ACRES, (2,720,858 SQUARE FEET), MORE OR LESS.

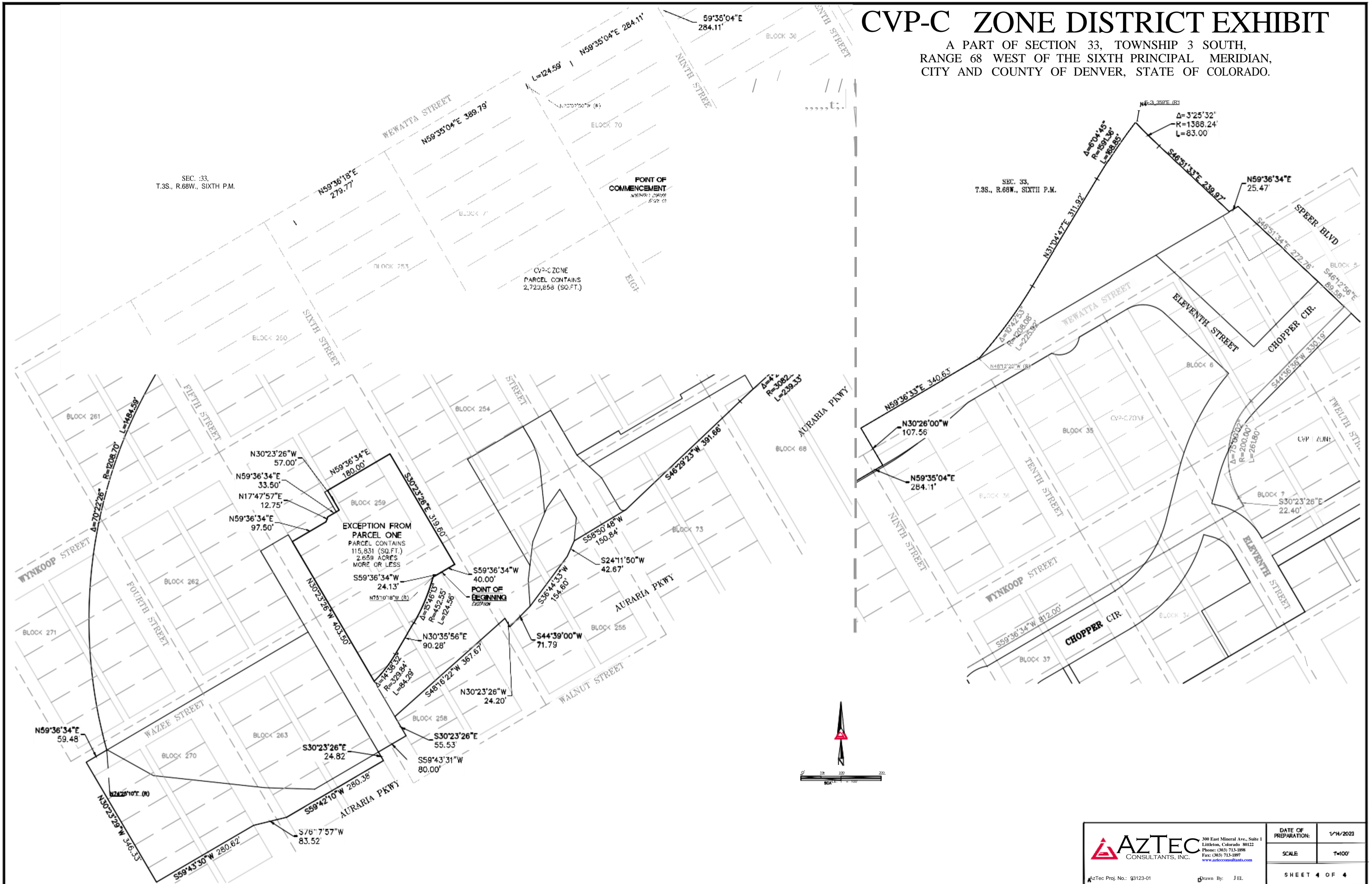
ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

JAMES E. LYNCH, PLS NO. 37933  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122  
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# CVP-C ZONE DISTRICT EXHIBIT

A PART OF SECTION 33, TOWNSHIP 3 SOUTH,  
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO.



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	SCALE:	1"=100'
AZTEC Proj. No.: 93123-01		Drawn By: JEL
SHEET 4 OF 4		