

LAND DESCRIPTION
W. 17TH AVE. RIGHT-OF-WAY VACATION

A PARCEL OF LAND BEING A PORTION OF WEST 17TH AVE. BETWEEN STUART ST. AND PERRY ST. LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31, THENCE S65°23'00"E A DISTANCE OF 3252.43 FEET TO THE NORTHWEST CORNER OF BLOCK 3, BOULEVARD ADDITION TO DENVER AND THE POINT OF BEGINNING;
THENCE N00°18'49"W A DISTANCE OF 11.99 FEET;
THENCE N89°49'41"E A DISTANCE OF 921.68 FEET;
THENCE S00°13'32"E A DISTANCE OF 5.69 FEET;
THENCE S89°48'32"W A DISTANCE OF 290.43 FEET;
THENCE S00°14'54"E A DISTANCE OF 6.00 FEET TO A POINT ON THE NORTHERLY LINE OF BLOCK 3 AND 4, BOULEVARD ADDITION TO DENVER EXTENDED;
THENCE ALONG SAID NORTHERLY LINE, S89°48'32"W A DISTANCE OF 631.23 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.211 ACRES (9170 SQ. FT.), MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WESTERLY LINE OF BOULEVARD ADDITION TO THE CITY OF DENVER BEARING N00°18'49"W AND BEING MONUMENTED BY A FOUND #5 REBAR W/ CAP LS #20142 AT THE SOUTHWEST CORNER OF BLOCK 1, BOULEVARD ADDITION TO THE CITY OF DENVER AND A FOUND 10 FOOT OFFSET CHISELED CROSS AT THE NORTHWEST CORNER OF BLOCK 3, BOULEVARD ADDITION TO THE CITY OF DENVER.

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