

LAND DESCRIPTION

A PARCEL OF LAND AS DESCRIBED IN ORDINANCE NO. 20220396, RECORDED MAY 11, 2022 AT RECEPTION NO. 2022064272, BEING THE REMAINING PORTION OF THE RIGHT-OF-WAY FOR W. MULBERRY PLACE LYING WEST OF BRYANT STREET BETWEEN BLOCK 9 OF SOUTH FAIRVIEW ADJACENT TO LOTS 41 THROUGH 50 AND BLOCK 10 OF SOUTH FAIRVIEW ADJACENT TO LOTS 1 THROUGH 10, SAID RIGHT-OF-WAY ALSO LIES BETWEEN SUN VALLEY HOMES, HOUSING PROJECT COLORADO (1-8), RECORDED APRIL 9, 1952 IN BOOK 21 AT PAGE 8 AT RECEPTION NO. 76315 AND SUN VALLEY HOMES SECOND FILING HOUSING PROJECT COLORADO (1-12), RECORDED MARCH 13, 1956 IN BOOK 23 AT PAGE 4 AT RECEPTION NO. 93449, ALL IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE FOR THE CITY AND COUNTY OF DENVER, COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT LOCATED AT THE INTERSECTION OF W. 11TH AVENUE AND DECATUR STREET FROM WHENCE THE RANGE POINT AT W. 10TH AVENUE AND DECATUR STREET BEARS SOUTH 00°31'40" EAST 342.20 FEET AND UPON WHICH ALL BEARINGS HEREIN ARE BASED;
THENCE SOUTH 33°06'36" EAST A DISTANCE OF 771.20 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF W. MULBERRY PLACE, SAID POINT IS ALSO THE COMMON CORNER FOR LOTS 40 AND 41, BLOCK 9 OF SOUTH FAIRVIEW AND THE NORTHEAST CORNER OF THE PORTION OF W. MULBERRY PLACE VACATED BY ORDINANCE NO. 79, SERIES OF 1956;
THENCE NORTH 89°43'36" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINES OF LOTS 41 THROUGH 50 OF BLOCK 9, SOUTH FAIRVIEW, A DISTANCE OF 249.86 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 9 OF SOUTH FAIRVIEW AND A POINT ON THE WEST RIGHT-OF-WAY LINE OF BRYANT STREET;
THENCE SOUTH 00°33'30" EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE AND SOUTHEAST CORNER OF BLOCK 9, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF W. MULBERRY PLACE AND THE NORTHEAST CORNER OF SAID BLOCK 10 OF SOUTH FAIRVIEW;
THENCE SOUTH 89°43'36" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID LOTS 1 THROUGH 10, BLOCK 10 OF SOUTH FAIRVIEW, A DISTANCE OF 249.86 FEET TO A POINT BEING THE COMMON LOT CORNER OF FOR LOTS 10 AND 11, BLOCK 10 OF SOUTH FAIRVIEW AND THE SOUTHEAST CORNER OF THAT PORTION OF W. MULBERRY PLACE VACATED BY SAID ORDINANCE NO. 79, SERIES OF 1956;
THENCE NORTH 00°33'25" WEST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF W. MULBERRY PLACE VACATED BY ORDINANCE NO. 79, SERIES OF 1956, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,991 SQUARE FEET OR 0.34 ACRES, MORE OR LESS.