

PW LEGAL DESCRIPTION 2011-0571-05-001

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TWO PARCELS OF LAND CONVEYED BY QUIT CLAIM DEED TO THE CITY AND COUNTY OF DENVER BY QUIT CLAIM DEED ON 11/14/2014 BY RECEPTION NUMBER 2014139293, CITY AND COUNTY OF DENVER, COLORADO RECORDS; SITUATED IN THE NW ¼ OF SECTION 15, T.4S., R.68W., OF THE 6TH P.M., BEING A PART OF BLOCKS 38, 39 42 & 43, BYERS SUBDIVISION AND A PART OF VACATED WEST DAKOTA AVENUE (ORD. NO. 279-1995), CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCING AT THE NW CORNER OF SAID SECTION 15, WHENCE THE WEST ¼ CORNER OF SAID SECTION 15 BEARS S00°39'22"E A DISTANCE OF 2641.18 FEET; THENCE S63°13'29"E A DISTANCE OF 1485.00 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2013121196, CITY AND COUNTY OF DENVER, COLORADO RECORDS, SAID CORNER LYING ON THE EASTERLY R.O.W. LINE OF WEST DAKOTA AVENUE, SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°00'50"E ALONG SAID EASTERLY R.O.W. LINE A DISTANCE OF 52.02 FEET; THENCE S89°59'53"E A DISTANCE OF 1060.37 FEET; THENCE S00°00'45"W A DISTANCE OF 1.21 FEET; THENCE S89°59'15"E ALONG THE SOUTHERLY LINE OF A PARCEL RECORDED AT RECEPTION NO. 1996176151, CITY AND COUNTY OF DENVER, COLORADO RECORDS, EXTENDED WESTERLY AND ALONG SAID SOUTHERLY LINE A DISTANCE OF 174.17 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL AND THE WESTERLY R.O.W. LINE OF SOUTH BROADWAY; THENCE S00°00'50"W ALONG SAID WESTERLY R.O.W. LINE A DISTANCE OF 70.00 FEET TO THE NORTHEASTERLY CORNER OF A PARCEL RECORDED AT RECEPTION NO. 1996133705, CITY AND COUNTY OF DENVER, COLORADO RECORDS; THENCE N89°59'08"W ALONG THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 140.00 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL; THENCE N89°38'10"W A DISTANCE OF 34.16 FEET; THENCE S00°00'07"W A DISTANCE OF 1.00 FEET; THENCE N89°59'53"W A DISTANCE OF 807.96 FEET; THENCE N00°00'07"E A DISTANCE OF 1.00 FEET; THENCE N89°59'53"W A DISTANCE OF 11.86 FEET; THENCE N00°00'07"E A DISTANCE OF 13.00 FEET; THENCE N89°59'53"W A DISTANCE OF 105.56 FEET; THENCE S00°00'07"W A DISTANCE OF 13.00 FEET; THENCE N89°59'53"W A DISTANCE OF 20.59 FEET TO THE SOUTHEAST CORNER OF A PARCEL RECORDED AT RECEPTION NO. 2013121196, CITY AND COUNTY OF DENVER, COLORADO RECORDS; THENCE N00°00'50"E ALONG THE EASTERLY LINE OF SAID PARCEL A DISTANCE OF 18.96 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL; THENCE N89°59'15"W ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 114.41 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (84,740 SQUARE FEET) 1.9454 ACRES.

PARCEL 2

COMMENCING AT THE NW CORNER OF SAID SECTION 15, WHENCE THE WEST ¼ CORNER OF SAID SECTION 15 BEARS S00°39'22"E A DISTANCE OF 2641.18 FEET; THENCE S63°13'29"E A DISTANCE OF 1485.00 FEET TO A POINT ON THE EASTERLY R.O.W. LINE OF WEST DAKOTA AVENUE AND THE NORTHWESTERLY CORNER OF A PARCEL OF LAND AS RECORDED AT RECEPTION NO. 2013121196, CITY AND COUNTY OF DENVER, COLORADO, RECORDS, SAID POINT BEING THE POINT OF BEGINNING; THENCE S89°59'15"E ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 114.41 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE S00°00'50"W ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 18.96 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE N89°59'53"W A DISTANCE OF 114.41 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL AND SAID EASTERLY R.O.W. LINE; THENCE N00°00'50"E ALONG SAID EASTERLY R.O.W. LINE A DISTANCE OF 18.98 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (2,170 SQUARE FEET) 0.0498 ACRES.

BEARINGS ARE BASED ON THE WEST LINE OF THE NW ¼ OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°39'22"E, MONUMENTED BY A FOUND CHISELED "+" ON A STONE IN A RANGE BOX AT THE NW CORNER OF SECTION 15 AND A FOUND 3 ¼" ALUMINUM CAP L.S. NO. 7735 AT THE WEST ¼ CORNER OF SECTION 15.