

LAND DESCRIPTION
W. CONEJOS PL. SOUTHERLY RIGHT-OF-WAY VACATION

A PARCEL OF LAND BEING A PORTION OF W. CONEJOS PL. BETWEEN STUART ST. AND RALEIGH 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 SOUTHWEST CORNER OF SAID SECTION 31, THENCE N82°14'46"E A DISTANCE OF 2971.37 FEET TO THE NORTHWEST CORNER OF BLOCK 1, BOULEVARD ADDITION TO THE CITY AND COUNTY OF DENVER AND THE POINT OF BEGINNING;
THENCE N00°18'49"W A DISTANCE OF 6.00 FEET;
THENCE N89°47'53"E A DISTANCE OF 270.02 FEET;
THENCE S00°18'38"E A DISTANCE OF 6.00 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 1;
THENCE ALONG THE SOUTHERLY LINE OF WEST CONEJOS PLACE AND THE NORTHERLY LINE OF SAID BLOCK 1, S89°47'53"W A DISTANCE OF 270.02 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.037 ACRES (1620 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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