

A PARCEL OF LAND LYING WITHIN THE PUBLIC RIGHT-OF-WAY OF OLD WEWATTA STREET, BETWEEN 15TH STREET AND 16TH STREET, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ENCROACHMENT PARCEL:

COMMENCING AT THE INTERSECTION OF THE 20' RANGE LINE OF 15TH STREET WITH THE 20' RANGE LINE OF OLD WEWATTA STREET, FROM WHENCE THE INTERSECTION OF SAID 20' RANGE LINE OF 15TH STREET WITH THE 20' RANGE LINE OF DELGANY STREET BEARS NORTH 45°05'48" WEST A DISTANCE OF 345.88 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;
THENCE NORTH 61°53'16" EAST, 153.25 FEET TO THE POINT OF BEGINNING;

THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 433.08 FEET, AND WHOSE LONG CHORD BEARS NORTH 29°31'17" EAST AND HAS A CHORD LENGTH OF 76.26 FEET, THROUGH A CENTRAL ANGLE OF 10°06'10", FOR AN ARC LENGTH OF 76.36 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 23°19'39" WEST, 21.82 FEET TO A POINT;

THENCE NORTH 44°52'44" EAST, 14.67 FEET TO A POINT;

THENCE SOUTH 45°02'14" EAST, 11.11 FEET TO A POINT;

THENCE NORTH 44°52'07" EAST, 200.74 FEET TO A POINT;

THENCE SOUTH 44°59'08" EAST, 36.26 FEET TO A POINT ON THE NORTHWESTERLY LINE OF VACATED WEWATTA STREET PER ORDINANCE NO. 11, SERIES OF 1960;

THENCE ALONG SAID NORTHWESTERLY LINE, SOUTH 44°52'07" WEST, 193.95 FEET TO A POINT;

THENCE LEAVING SAID NORTHWESTERLY LINE, NORTH 45°18'00" WEST, 6.49 FEET TO A POINT;

THENCE SOUTH 44°40'27" WEST, 12.64 FEET TO A POINT;

THENCE NORTH 80°19'53" WEST, 20.74 FEET TO A NON-TANGENT CURVE TO THE LEFT CONCAVE SOUTHEASTERLY;

THENCE SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 428.58 FEET, AND WHOSE LONG CHORD BEARS SOUTH 29°58'22" WEST AND HAS A CHORD LENGTH OF 76.92 FEET, THROUGH A CENTRAL ANGLE OF 10°17'48", FOR AN ARC LENGTH OF 77.02 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 84°01'49" WEST, 5.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,236 SQUARE FEET OR 0.189 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS:

NORTH 45°05'48" WEST, A DISTANCE OF 345.88 FEET, BEING THE BEARING OF THE 20' RANGE LINE OF 15TH STREET BETWEEN OLD WEWATTA STREET AND DELGANY STREET, AS MONUMENTED BY A FOUND 2-1/2" DIAMETER ALUMINUM CAP IN RANGE BOX, LS 16406 AT 15TH STREET AND OLD WEWATTA STREET AND A FOUND #8 REBAR (NO CAP) IN RANGE BOX AT 15TH STREET AND DELGANY STREET.