

16th & Fillmore – Property Legal Description

LEGAL DESCRIPTION

PARCEL A:

ALL OF LOTS 1 THROUGH 9 OF BLOCK 14 AND THE WEST ONE HALF OF THE VACATED ALLEY LYING NORTH OF A LINE CROSSING THE ALLEY AT 11.478 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 40 IN BLOCK 14 OF COLFAX AVENUE PARK SUBDIVISION; EXCEPT THOSE PORTIONS OF LOTS 8 AND 9 CONVEYED TO THE CITY AND COUNTY OF DENVER BY SPECIAL WARRANTY DEED RECORDED MARCH 7, 2005, AT RECEPTION NO. 2005039416.

PARCEL B:

ALL OF LOTS 40 THROUGH 46, BLOCK 14 OF COLFAX AVENUE PARK SUBDIVISION AND THE EASTERLY ONE HALF OF THE VACATED ALLEY LYING NORTH OF A LINE CROSSING THE ALLEY AT 11.478 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 40.

PARCEL C:

ALL OF LOTS 34 THROUGH 39, BLOCK 14, COLFAX AVENUE PARK SUBDIVISION; EXCEPT THOSE PORTIONS OF LOTS 35, 36, 37 AND 38 CONVEYED TO THE CITY AND COUNTY OF DENVER BY SPECIAL WARRANTY DEED RECORDED MARCH 7, 2005, AT RECEPTION NO. 2005039416.

TOGETHER WITH:

ALL OF THE ALLEY VACATED BY ORDINANCE NO. 117, SERIES 2005, RECORDED ON FEBRUARY 28, 2005, AT RECEPTION NO. 2005033045, LOCATED IN BLOCK 14, COLFAX AVENUE PARK SUBDIVISION; EXCEPT THAT PORTION OF SAID VACATED ALLEY CONVEYED TO THE CITY AND COUNTY OF DENVER BY SPECIAL WARRANTY DEED RECORDED MARCH 7, 2005, AT RECEPTION NO. 200539416.

CITY AND COUNTY OF DENVER, STATE OF COLORADO.