

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 54°20'58" EAST, 313.53 FEET TO A POINT ON THE NORTHWESTERLY LINE OF VACATED WEWATTA STREET PER ORDINANCE No. 11, SERIES OF 1960; THENCE LEAVING SAID NORTHWESTERLY LINE NORTH 44°56'55" WEST, 7.57 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 44°56'55" WEST, 21.95 FEET TO A POINT;
THENCE NORTH 45°03'05" EAST, 22.51 FEET TO A POINT;
THENCE NORTH 44°56'55" WEST, 0.83 FEET TO A POINT;
THENCE NORTH 35°27'33" EAST, 17.52 FEET TO A POINT;
THENCE SOUTH 44°56'55" EAST, 2.08 FEET TO A POINT;
THENCE NORTH 45°03'05" EAST, 16.79 FEET TO A POINT;
THENCE SOUTH 44°56'55" EAST, 21.96 FEET TO A POINT;
THENCE NORTH 45°03'05" EAST, 3.00 FEET TO A POINT;
THENCE SOUTH 45°00'02" EAST, 6.31 FEET TO A POINT;
THENCE SOUTH 45°03'05" WEST, 29.13 FEET TO A POINT;
THENCE NORTH 44°56'55" WEST, 4.64 FEET TO A POINT;
THENCE SOUTH 45°03'05" WEST, 30.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,450 SQUARE FEET OR 0.033 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.