

LEGAL DESCRIPTION

PARCEL I:

A PARCEL OF LAND NO. TK 2278-09-03A REV.1 OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, REGIONAL TRANSPORTATION DISTRICT NO. 32-UT-101, BEING A PORTION OF LOTS 10 THROUGH 15, AND A PORTION OF THE SOUTH 20 FEET OF VACATED 29TH AVENUE, BLOCK 6, HOYT & ROBINSON'S ADDITION TO DENVER PER THE PLAT WHICH IS ON FILE WITH THE CLERK AND RECORDER'S OFFICE, RECORDED IN BOOK 1 AT PAGE 26A ON MARCH 11, 1875, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15;
THENCE ALONG THE EASTERLY LINE OF SAID LOT THE FOLLOWING TWO (2) COURSES:

1. THENCE SOUTH 14°20'10" EAST, A DISTANCE OF 82.12 FEET;
2. THENCE SOUTH 44°50'58" WEST, A DISTANCE OF 43.82 FEET;

THENCE NORTH 45°10'45" WEST A DISTANCE OF 185.51 FEET TO THE NORTH LINE OF SAID SOUTH 20.00 FEET OF VACATED 29TH AVENUE PER ORDINANCE NO. 207, SERIES OF 1960, RECORDED AUGUST 8, 1960 IN BOOK 8549 AT PAGE 361, RECORDS OF SAID CITY AND COUNTY;
THENCE SOUTH 89°56'31" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 122.17 FEET;
THENCE SOUTH 00°03'29" WEST, A DISTANCE OF 20.00 FEET TO THE NORTH LINE OF SAID BLOCK;
THENCE SOUTH 89°56'31" EAST, ALONG THE NORTH LINE OF SAID BLOCK, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING,

BASIS OF BEARINGS: SOUTH 68°44'39" EAST ALONG THE LINE FROM GPS POINT NO. 25-1 (A 3 1/4 " ALUMINUM CAP IN A RANGE BOX), TO CONTROL POINT NO. 101 (AN ALLOY CAP SET ON A NO. 5 REBAR), AS DEPICTED ON COLORADO DIVISION OF HIGHWAYS RIGHT OF WAY PLAN FEDERAL AND PROJECT NO. IR-25-2(198) PREPARED BY MCCLANAHAN SURVEYING INC.,

CITY AND COUNTY OF DENVER,
STATE OF COLORADO.

PARCEL II:

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THAT PARCEL OF LAND VACATED BY ORDINANCE NO. 355, SERIES OF 2000, RECORDED MAY 12, 2000 AT RECEPTION NO. 2000067344, SAID VACATED PARCEL BEING DESCRIBED AS:

A PARCEL OF LAND BEING A PART OF THE WEST 29TH AVENUE ADJACENT TO BLOCK 8, HOYT AND ROBINSON'S ADDITION TO DENVER AND BEING A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 8, WHICH POINT IS THE POINT OF INTERSECTION ON THE WEST RIGHT-OF-WAY LINE OF INCA STREET AND THE NORTH RIGHT-OF-WAY

LINE OF WEST 29TH AVENUE, FROM WHICH POINT THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 28 BEARS SOUTH 84°07'14" EAST, 423.96 FEET;
THENCE SOUTH 00°08'30" EAST, A DISTANCE OF 60.22 FEET TO A POINT ON THE SOUTH RIGHT-OF WAY LINE OF WEST 29TH AVENUE;
THENCE NORTH 89°56'31" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 101.48 FEET;
THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE NORTH 28°59'41" WEST, A DISTANCE OF 77.21 FEET TO THE SOUTHWEST CORNER OF LOT 1, SAID BLOCK 8, WHICH POINT IS ON THE NORTH RIGHT-OF-WAY LINE OF WEST 29TH AVENUE;
THENCE NORTH 89°57'27" EAST ALONG THE SOUTH LINE OF SAID BLOCK 8 AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 149.92 FEET, MORE OR LESS, TO THE POINT OF BEGINNING,

CITY AND COUNTY OF DENVER,
STATE OF COLORADO.

PARCELS I AND II ARE ALSO DESCRIBED AS:

A PARCEL OF LAND BEING A PORTION OF VACATED WEST 29TH AVENUE AS STATED IN THE ORDINANCE 355-2000 RECORDED AT RECEPTION NO. 2000067344 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY LINE OF ORDINANCE 355-2000 RECORDED AT RECEPTION NO. 2000067344, BEING ASSUMED TO BEAR NORTH 89°56'31" EAST.

BEGINNING AT THE SOUTHWESTERLY CORNER OF ORDINANCE 355-2000 RECORDED AT RECEPTION NO. 2000067344; THENCE ON THE WESTERLY LINE OF SAID ORDINANCE, NORTH 38°52'28" WEST A DISTANCE OF 19.38 FEET;
THENCE DEPARTING SAID WESTERLY LINE, SOUTH 89°53'10" EAST A DISTANCE OF 113.61 FEET, TO A POINT ON THE EASTERLY LINE OF SAID ORDINANCE;
THENCE ON SAID EASTERLY LINE, SOUTH 00°01'17" EAST A DISTANCE OF 14.97 FEET, TO THE SOUTHEASTERLY CORNER OF SAID ORDINANCE;
THENCE ON THE SOUTHERLY LINE OF SAID ORDINANCE, NORTH 89°56'31" WEST A DISTANCE OF 101.46 FEET, TO THE POINT OF BEGINNING,
CITY AND COUNTY OF DENVER,
STATE OF COLORADO.

NOTE: THE FOLLOWING DISCLOSURE IS MADE PURSUANT TO C.R.S. 38-35-106.5, SAID DESCRIPTION CREATED: SURVEY PREPARED BY: JR ENGINEERING, LLC, UNDER JOB NO.: 1591400LX01, DATED: MAY 11, 2017.