

PW Legal description No. 2011-0580-06-001

2 Parcels of land conveyed to the City of Denver for right-of-way purposes.

Parcel 1

A portion of the land conveyed by Special Warranty Deed to the City & County of Denver, recorded on the 6th of February 2013 by Reception Number 2013017374 in the City and County of Denver Clerk & Recorders Office, State of Colorado, being more particularly described as follows:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING THAT PORTION OF LOTS 5 THROUGH 23, BLOCK 7, HOYT AND ROBINSON'S ADDITION TO DENVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE LINE INTERSECTION OF INCA STREET AND WEST 29TH AVENUE;
THENCE NORTH 00°25'19" WEST, ALONG THE 28' RANGE LINE OF INCA STREET A DISTANCE OF 20.00 FEET TO A POINT ON THE EXTENSION OF THE SOUTH LINE OF SAID BLOCK 7;
THENCE NORTH 89°44'31" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 7, A DISTANCE OF 344.19 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 7;
THENCE NORTH 00°25'47" WEST ALONG THE EAST LINE OF SAID BLOCK 7, A DISTANCE OF 105.28 FEET TO A POINT 20.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 5 AND THE POINT OF BEGINNING;
THENCE SOUTH 89°44'21" WEST, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 2.50 FEET;
THENCE NORTH 00°25'47" WEST PARALLEL WITH THE EAST LINE OF SAID BLOCK 7, A DISTANCE OF 458.95 FEET TO A POINT 13.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 23;
THENCE NORTH 89°43'46" EAST PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 2.50 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 7;
THENCE SOUTH 00°25'47" EAST ALONG SAID EAST LINE, A DISTANCE OF 458.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,147 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE 28' RANGE LINE IN INCA STREET NORTH OF 29TH AVENUE, ASSUMED TO BEAR NORTH 00°25'19" WEST.

Parcel 2

A portion of the land conveyed by Special Warranty Deed to the City & County of Denver, recorded on the 6th of February 2013 by Reception Number 2013017375 in the City and County of Denver Clerk & Recorders Office, State of Colorado, being more particularly described as follows:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING THAT PORTION OF LOTS 23 THROUGH 33, BLOCK 7, HOYT AND ROBINSON'S ADDITION TO DENVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE LINE INTERSECTION OF INCA STREET AND WEST 29TH AVENUE;
THENCE NORTH 00°25'19" WEST, ALONG THE 28' RANGE LINE OF INCA STREET A DISTANCE OF 20.00 FEET TO A POINT ON THE EXTENSION OF THE SOUTH LINE OF SAID BLOCK 7;
THENCE NORTH 89°44'31" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 7, A DISTANCE OF 344.19 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 7;
THENCE NORTH 00°25'47" WEST ALONG THE EAST LINE OF SAID BLOCK 7, A DISTANCE OF 564.22 FEET TO A POINT 13.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 23 AND THE POINT OF BEGINNING;
THENCE SOUTH 89°43'46" WEST PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 2.50 FEET;
THENCE NORTH 00°25'47" WEST PARALLEL WITH THE EAST LINE OF SAID BLOCK 7, A DISTANCE OF 255.61 FEET TO A POINT 7.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 33;
THENCE NORTH 89°43'24" EAST PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 2.50 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 7;
THENCE SOUTH 00°25'47" EAST ALONG SAID EAST LINE, A DISTANCE OF 255.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 639 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE 28' RANGE LINE IN INCA STREET NORTH OF 29TH AVENUE, ASSUMED TO BEAR NORTH 00°25'19" WEST.