

PW Legal Description 2013-0046-05-001

LEGAL DESCRIPTION

A PORTION OF THE 10-FOOT SANITARY SEWER EASEMENT RECORDED AT BOOK 6055, PAGE 354, OVER AND ACROSS A PORTION OF LOTS 1-5 BLOCK 2, SUNSET HEIGHTS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 24, 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:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH-SOUTH RANGE LINE IN HARRISON STREET, MONUMENTED AT THE SOUTH END BY A #5 REBAR IN A RANGE BOX AND MONUMENTED AT THE NORTH END BY AN AXEL IN A RANGE BOX WITH THE LINE ASSUMED TO BEAR N00°04'07"W.

COMMECING AT THE RANGE POINT LOCATED AT THE INTERSECTION OF HARRISON STREET AND 40TH AVENUE; THENCE S63°26'34"E, 44.75 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S89°59'33"E ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, 116.50 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING S89°59'33"E ALONG SAID NORTH BOUNDARY LINE, 10.00 FEET;
THENCE S00°04'07"E, 270.61 FEET;
THENCE S89°55'53"W, 10.00 FEET;
THENCE N00°04'07"W, 270.63 FEET TO THE **POINT OF BEGINNING**,

CONTAINING A CALCULATED AREA OF 2,706 SQUARE FEET OR 0.062 ACRES MORE OR LESS.