

LAND DESCRIPTION
W. 16TH AVE. RIGHT-OF-WAY PARCEL

ALL OF THAT PARCEL OF LAND VACATED BY ORDINANCE 262, SERIES OF 2014, PARCEL DESCRIPTION ROW NO. 2012-0486-05-001 RECORDED MAY 08, 2014 AT RECEPTION NO. 2014052131 BEING A PORTION OF W. 16TH AVE. LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 31, THENCE S36°45'02"W A DISTANCE OF 2257.16 FEET TO THE NORTHEAST CORNER OF BLOCK 2, GAVIN ADDITION AND THE POINT OF BEGINNING;
THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK 2, S89°48'13"W A DISTANCE OF 141.66 FEET;
THENCE N00°18'27"W A DISTANCE OF 84.82 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF W. 16TH AVE.;
THENCE ALONG SAID NORTHERLY LINE N89°48'59"E A DISTANCE OF 135.51 FEET TO A POINT ON THE WESTERLY LINE OF PERRY ST.;
THENCE ALONG THE SAID WESTERLY LINE THE FOLLOWING THREE (3) CONSECUTIVE COURSES
1.) S00°13'32"E A DISTANCE OF 42.39 FEET;
2.) THENCE N89°48'36"E A DISTANCE OF 6.21 FEET;
3.) THENCE S00°18'32"E A DISTANCE OF 42.39 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.270 ACRES (11751 SQ. FT.), MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WESTERLY LINE OF BOULEVARD ADDITION TO THE CITY OF DENVER BEARING N00°18'49"W AND BEING MONUMENTED BY A FOUND #5 REBAR W/ CAP LS #20142 AT THE SOUTHWEST CORNER OF BLOCK 1, BOULEVARD ADDITION TO THE CITY OF DENVER AND A FOUND 10 FOOT OFFSET CHISELED CROSS AT THE NORTHWEST CORNER OF BLOCK 3, BOULEVARD ADDITION TO THE CITY OF DENVER.