

PW Legal Description No. 2013-0255-05-001

A parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded on the 5th day of November, 2014, at Reception No. 2014135101 in the City and County of Denver Clerk & Recorder's office, State of Colorado, being more particularly described as follows:

Commencing from the northwest corner of Lot 1 Block 13, First Addition to Ironton, City and County of Denver;
Thence N45°10'21"W, 22.97', along the southwest Right-of-Way of 35th Street, to a point along the southwest Right-of-Way of 35th Street being the Point of Beginning;

Thence departing said Right-of-Way S44°44'04"W, 822.93', along Vacated Delgany Street Ordinance #151-1953, to a point along the North Line of the Northeast 1/4 of Section 27;
Thence along the North Line of the Northeast 1/4 of Section 27 S89°59'56"W, 5.63', to a point along the North Line of the Northeast 1/4 of Section 27 monumented by a No. 5 Rebar with an Orange Plastic Cap "L.S. 37969";
Thence departing said point N44°44'04"E, 826.90', to a point along the southwest Right-of-Way of 35th Street ;
Thence along the southwest Right-of-Way of 35th Street S45°10'21"E, 4.00', to the point of beginning;

Containing 3,300 SF (0.076 AC) more or less.

Basis of bearing is between the #4 rebar with an orange plastic cap (L.S. 30831) found at the Western Right-Of-Way intersection of Brighton Boulevard and 35th street, said rebar also being the Northeasterly corner of Lot 32 of Block 13 of First Addition to Ironton Subdivision, and the found #5 rebar with a green plastic cap (L.S. 38284) along the Northwest Right-Of-Way of Brighton Boulevard, said rebar also being the Northeasterly property corner of a parcel of land recorded at Reception No. 2013169446 on 11/22/2013 in the Clerk and Recorder's office of the City and County of Denver, with an assumed bearing of S44°50'37"W.