

A parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 30th day of December, 2016, at Reception No. 2016183668 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

A PARCEL OF LAND LOCATED WITHIN BLOCK A AND BLOCK B, NEW AVONDALE, A RECORDED SUBDIVISION AT RECEPTION NO. 75861, IN PLAT BOOK 25, PAGE 2 OF THE OFFICIAL CITY AND COUNTY OF DENVER RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED WITHIN WEST 14TH AVENUE APPROXIMATELY 310.0 FEET EAST OF THE INTERSECTION OF IRVING STREET AND WEST 14TH AVENUE, BEING A 3" BRASS DISC IN A RANGE BOX STAMPED "PLS 38035",

THENCE NORTH 60°09'28" EAST, A DISTANCE OF 37.74 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST 14TH AVENUE AS SHOWN ON SAID PLAT OF NEW AVONDALE OF THE AFOREMENTIONED RECORDS, SAID POINT BEING THE SOUTHWEST CORNER OF A RECIPROCAL EASEMENT AS DESCRIBED AT RECEPTION NO. 2011026782, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 00°30'44" WEST COINCIDENT WITH THE WEST LINE OF SAID RECIPROCAL EASEMENT, A DISTANCE OF 1.00 FEET TO A NON-TANGENT POINT OF CURVE;

THENCE 208.19 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT PARALLEL WITH AND 1.00 FOOT NORTH OF SAID NORTH RIGHT OF WAY LINE, SAID CURVE HAVING A CENTRAL ANGLE OF 33°08'07", A RADIUS OF 360.00 FEET, WHOSE CHORD BEARS SOUTH 68°42'01" EAST, A DISTANCE OF 205.31 FEET;

THENCE SOUTH 52°07'57" EAST PARALLEL WITH AND 1.00 FOOT NORTH OF SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 202.91 FEET TO A POINT ON THE EAST LINE OF THE EXCEPTED PARCEL OF RESUBDIVISION OF BLOCK B, NEW AVONDALE AS DESCRIBED AT RECEPTION NUMBER 072460;

THENCE SOUTH 32°31'41" WEST ALONG SAID EAST LINE, A DISTANCE OF 1.00 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID EXCEPTED PARCEL;

THENCE COINCIDENT WITH SAID NORTH RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

(1) NORTH 52°07'57" WEST, A DISTANCE OF 203.00 FEET TO A NON TANGENT POINT OF CURVE;

(2) 207.53 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33°07'20" AND A RADIUS OF 359.00 FEET, WHOSE CHORD BEARS NORTH 68°41'37" WEST, A DISTANCE OF 204.66 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 409 SQUARE FEET, MORE OR LESS.

BEARINGS ARE BASED ON THE ASSUMPTION THAT THE (20') EAST/ WEST RANGE LINE WITHIN WEST 14TH AVE., COMMENCING AT THE INTERSECTION OF IRVING STREET, BEARS NORTH 89°29'16" EAST WITH ALL BEARING RELATIVE THERETO, AS MONUMENTED AT SAID INTERSECTION WITH A 1" HEXAGONAL BOLT IN RANGE BOX; SECOND RANGE POINT APPROXIMATELY 310.5' MORE OR LESS EAST OF SAID INTERSECTION, ALSO BEING A POINT OF CURVATURE, AS MONUMENTED WITH A 3" BRASS CAP STAMPED "DENVER RANGE POINT/ PLS 38035".

AUTHORED BY:

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ON BEHALF OF:  
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