

LAND DESCRIPTION
W. CONEJOS PL. NORTHERLY RIGHT-OF-WAY PARCEL

ALL OF THAT PARCEL OF LAND VACATED BY ORDINANCE 262, SERIES OF 2014, PARCEL DESCRIPTION ROW NO. 2012-0486-05-003 RECORDED MAY 08, 2014 AT RECEPTION NO. 2014052131 BEING A PORTION OF W. CONEJOS PL. BETWEEN STUART ST. AND PERRY ST. 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 SOUTHWEST CORNER OF SAID SECTION 31, THENCE N80°43'19"E A DISTANCE OF 2982.79 FEET TO THE SOUTHWEST CORNER OF BLOCK 2, BOULEVARD ADDITION TO THE CITY AND COUNTY OF DENVER AND THE POINT OF BEGINNING;
THENCE ALONG THE NORTHERLY LINE OF WEST CONEJOS PLACE AND THE SOUTHERLY LINE OF BLOCK 2 AND BLOCK 5, BOULEVARD ADDITION TO DENVER AND THE SOUTHERLY LINE OF BLOCK 2, GAVIN ADDITION N89°47'53"E A DISTANCE OF 927.22 TO THE SOUTHEAST CORNER OF SAID BLOCK 2, GAVIN ADDITION;
THENCE S00°18'32"E A DISTANCE OF 6.00 FEET;
THENCE S89°47'53"W A DISTANCE OF 662.72 FEET;
THENCE S00°18'32"E A DISTANCE OF 2.00 FEET;
THENCE S89°47'53"W A DISTANCE OF 264.50 FEET;
THENCE N00°18'49"W A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.140 ACRES (6,092 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.