

14TH AVENUE VACATION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 10, BLOCK 8, BAKERS VILLA AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 14TH AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY  $S89^{\circ}48'23''W$  A DISTANCE OF 10.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE  $S89^{\circ}48'23''W$  A DISTANCE OF 219.88 TO THE EASTERLY RIGHT-OF-WAY LINE OF SHOSHONE STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE  $N05^{\circ}59'04''E$  A DISTANCE OF 70.41 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 14TH AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE  $N89^{\circ}48'23''E$  A DISTANCE OF 212.33 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF COTTONWOOD STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 14TH AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF COTTONWOOD STREET EXTENDED AND THE WESTERLY LINE OF ORDINANCE 814-2006,  $S00^{\circ}10'30''E$  A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.466 ACRES (20,292 SQ. FT.) MORE OR LESS.

BASIS OF BEARING: BEARINGS ARE BASED UPON A DENVER 20 FOOT RANGE LINE LOCATED IN EAST COLFAX AVENUE BEARING  $N89^{\circ}47'26''E$  BEING MONUMENTED BY A FOUND #6 REBAR WITH 2" ALUMINIM CAP 8" IN RANGE BOX STAMPED "RANGE POINT" AT THE INTERSECTION OF ZUNI STREET AND EAST COLFAX AVENUE AND A FOUND #6 REBAR WITH 2" ALUMINIM CAP 8" IN RANGE BOX STAMPED "RANGE POINT" AT THE INTERSECTION OF COTTONWOOD STREET AND EAST COLFAX AVENUE.