

PW Legal Description 2014-0051-18-001

PARCEL 1

A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 9th of November 2012 by Reception Number 2012154797 in the City and County of Denver Clerk & Records Office, State of Colorado,

Parcel No. 509 containing 3,184 square feet, being a portion of a parcel of land as described in Reception No. 2010005501 and being a part of Lots 7 and 8, Block 2, Baker's Villa and located in the Northwest Quarter of Section 4, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, Colorado and being more particularly described as follows: Beginning at the northeast corner of Lot 7, said Block 2, whence the North Quarter Corner of said Section 5 (a found chiseled "±" as referenced on State Monument Record accepted on March 26, 2008) bears N86°24'51"W a distance of 4096.85 feet; thence South 00°11'02" East, along the easterly line of said Lot 7, a distance of 61.40 feet; thence South 89°43'29" West, a distance of 50.00 feet to a point on the westerly line of said Lot 7; thence North 00°11'02" West, along said westerly line, a distance of 49.81 feet; thence North 59°04'06" West, a distance of 22.52 feet to a point on the southerly right-of-way line of West Colfax Avenue, now known as Old Colfax Avenue; thence North 89°47'42" East, along said southerly right-of-way line, a distance of 69.28 feet to the Point of Beginning.

PARCEL 2

A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 9th of November 2012 by Reception Number 2012154798 in the City and County of Denver Clerk & Records Office, State of Colorado,

Parcel No. 514 containing 3,918 square feet, being a portion of a parcel of land as described in Reception No. 2011048441 as recorded at the City and County of Denver Clerk and Recorder's Office on May 3, 2011, also being portions of Lots 5 and 6, Block 2, Baker's Villa, recorded in Plat Book 1, Page 12 and located in the Northwest Quarter of Section 4, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, Colorado and being more particularly described as follows: Beginning at a point on the southerly right of way line of Old Colfax Avenue, also being a point on the northerly line of said parcel of land as described in Reception No. 2011048441, from which the North Quarter Corner of said Section 5 (a found chiseled "±" in median as referenced in State Monument Recorded accepted on March 26, 2008), bears N86°24'55"W a distance of 4096.85 feet; thence N89°47'42"E coincident with said southerly and northerly lines, a distance of 68.18 feet; thence S07°50'42"W a distance of 61.94 feet to a point on the southerly line of said parcel of land as described at Reception No. 201148441; thence the following two (2) courses coincident with the southerly and westerly of said parcel of land described at Reception No. 2011048441; (1) S89°43'29"W a distance of 59.52 feet; (2) N00°11'02"W a distance of 61.40 feet to the Point of Beginning.

Basis of Bearing: West line of the Northwest Quarter of the Northeast Quarter of said Section 5 being South 00°32'44" East (assumed), a distance of 1336.85 feet between a found chiseled cross at the North Quarter corner of said Section 5, T4S, R68W, 6th PM and a 3-1/4" aluminum cap at the Witness corner for the Central-North Sixteenth corner stamped "Merrick WC 33' LS 13155" of said Section 5, T4S, R68W, 6th PM