

**PW LEGAL DESCRIPTION NO. 2014-0051-38-001**

**LAND DESCRIPTION**

**PARCEL 1**

A parcel of land conveyed by General Warranty Deed to the City and County of Denver, recorded April 11, 2005, by Reception No. 2005059948, in the City & County of Denver, Clerk & Recorder's Office, State of Colorado.

**Parcel Description**

One parcel of land in the northwest quarter of the southwest quarter (NW¼ SW¼) of Section 27, Township 3 South, Range 68 West of the Sixth Principal Meridian, a portion of Gerspachs First Addition to Denver, originally recorded in Arapahoe County, in Plat Book 2, at page 52, 01/29/1874, more particularly described as follows:

Beginning at the north east corner of Lot 14 Gerspachs First Addition to Denver;  
Thence S0°03'33"E, 225.00 feet to the north east corner of Lot 5  
Gerspachs First Addition to Denver;  
Thence S0°03'33"E, 125.00 feet to the south east corner of Lot 1  
Gerspachs First Addition to Denver;  
Thence S0°03'33"E, 20.00 feet to a point intersecting the east line of  
Gerspachs First Addition to Denver and that vacated portion of W. 30<sup>th</sup> Ave. as vacated in  
Ordinance No. 339 recorded April 20, 2001 at Reception No. 2001059786, series 2001;  
Thence westerly along that 20 foot Range Line S89°58'52"E, 3.50 feet;  
Thence N0°03'33"W, 19.99 feet to a point 3.50 feet west of the south east corner of Lot 1  
Gerspachs First Addition to Denver;  
Thence N0°03'33"W, 350.00 feet to a point 3.50 feet west of the Point of Beginning;  
Thence N89°58'52"E, 3.50 feet to the Point of Beginning.

Parcel contains 1,294.95 square feet, 0.03 acres.

**Basis of Bearing:**

The Basis of Bearing is based on the W. line of the SW ¼ of Section 27, said line is monumented to the south with a 3.25 inch Al. Cap, LS #13155, located at the west 1/16 cor NW ¼ SW ¼ Section 27, to the north with a RR Iron at the W ¼ cor. Of Section 27, bearing between said monuments is S. 0°02'34"W.

## **PARCEL 2**

A parcel of land conveyed by General Warranty Deed to the City and County of Denver, recorded 31<sup>st</sup> of December 2001, by Reception No. 2001220613, in the City and County of Denver, Clerk & Recorder's Office, State of Colorado, more particularly described as follows:

A parcel of land being located in the Southwest Quarter of Section 27, Township 3 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

The Easterly 3.50 feet of Lots 6 through 16, Block 1, GERSPACH'S FIRST ADDITION TO DENVER, the plat of which was recorded in Plat Book 2 at Page 52 and the Easterly 3.50 feet of the South ½ of West 30<sup>th</sup> Avenue, Vacated by Ordinance No. 339, Series of 2001, recorded April 20, 2001, under Reception No. 2001059786, containing 1032.3 sq. ft.

## **PARCEL 3**

A parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded 11<sup>th</sup> of February 1976, in Book 1197 Page 28, in the City and County of Denver, Clerk & Recorder's Office, State of Colorado, more particularly described as follows:

That part of Block 1, Gerspachs first Addition to Denver, described as follows:

Beginning at a point on the South line of said Block 1, which is 40 feet West of the Southeast corner of said Block 1; thence East a distance of 40 feet to the Southeast corner of said Block 1; thence Northerly along the East line of said Block 1 a distance of 40 feet: thence Southwesterly in a straight line to the point of beginning.