

PW Parcel Description 2017-Dedication-0000131-002

A Permanent Easement No. PE-15, As recorded 01/15/2016 at Reception No. 2016005301 in the Clerk & Recorder's Office, City and County of Denver, State of Colorado, Contract No.CE71070, Project No. NHPP 2873-172 (PC 19957) containing 24 sq. ft. of land, more or less, being a portion of Lot 33, Block 25 "Villa Park" a subdivision plat recorded in Book 5, Page 38 of the Arapahoe County records, located in the S.W. 1/4 of Section 5, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel being more particularly described as follows:

**Commencing** at the S 1/4 corner of Section 5, (Whence the C-N 1/16 corner of Section 5, bears N. 00°32'51" W., a distance of 3960.79 feet); Thence N. 02°01'20" W., a distance of 1554.36 feet to the existing west right of way line of Federal Boulevard (December, 2011) which was established as being 40 feet west of and parallel with the North-South centerline of Section 5, said point also being the **TRUE POINT OF BEGINNING**;

1. Thence S. 89°07'01" W., a distance of 2.43 feet;
2. Thence N. 00°32'51" W., 42.43 feet west of and parallel with said North-South Centerline of Section 5, a distance of 10.00 feet;
3. Thence N. 89°07'01" E., a distance of 2.43 feet to the existing west right of way line of Federal Boulevard (December, 2011);
4. Thence along said west right of way line of Federal Boulevard (December, 2011), S. 00°32'51" E., a distance of 10.00 feet; to the **TRUE POINT OF BEGINNING**.

The above described Permanent Easement contains 24 sq. ft. of land, more or less.

The purpose of the above-described Permanent Easement is for the construction, access and maintenance of a fire hydrant.

**Basis of Bearings:** All bearings are based on the line connecting "MOE" to "ALAMEDA" being a **GRID** bearing of **S. 24°42'20" W.** as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said Grid bearing is NAD 83 (1992) Colorado State Plane – Central Zone 502. "MOE" (PID AA7132) is a National Geodetic Survey (NGS) first order horizontal mark monumented with a 3.5" diameter brass cap set flush in concrete, cap stamped in part "MOE 1994". "ALAMEDA" (PID KK1393) is a National Geodetic Survey (NGS) first order horizontal mark monumented with a 3.5" diameter brass cap set flush in concrete, cap stamped in part "ALAMEDA 1977".