

PW Legal Description 2011-0561-04-001

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL THAT PORTION OF THE EASEMENT RESERVED IN ORDINANCE NO. 319, SERIES OF 1963, RECORDED AT BOOK 9111, PAGE 286 OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF BIRCH STREET AND THE NORTH LINE OF EIGHTH AVENUE;
THENCE WESTERLY ON SAID NORTH LINE TO THE WEST LINE OF BIRCH STREET;
THENCE NORTHERLY ON SAID WEST LINE TO A LINE WHICH IS TWELVE FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF NINTH AVENUE;
THENCE EASTERLY ALONG SAID PARALLEL LINE TO A POINT WHICH IS TEN FEET WEST OF THE EAST LINE OF BIRCH STREET;
THENCE SOUTHERLY ON A LINE TEN FEET WEST OF AND PARALLEL WITH SAID EAST LINE TO A POINT WHICH IS ONE HUNDRED FEET NORTH OF THE NORTH LINE OF EIGHTH AVENUE;
THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING.

PARCEL CONTAINS 29,901 SQUARE FEET OR 0.69 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 20-FOOT RANGE LINE FOR CLERMONT STREET BETWEEN 8th Ave. AND 9th Ave. AS BEARING SOUTH 00°28'38" EAST AND MONUMENTED AT BOTH THE NORTH AND SOUTH ENDS BY A 2-1/2" ALUMINUM CAP IN RANGE BOX, STAMPED: PLS 38064.