

LAND DESCRIPTION

A TRACT OR PARCEL OF LAND LOCATED IN A PORTION OF LOTS 1 THROUGH 3, BLOCK 18, ELYRIA ADDITION TO DENVER, CONVEYED BY BARGAIN AND SALE DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON MARCH 08, 2019, AT RECEPTION NO. 2019027840 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO; LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 18;

THENCE N89°55'18"E, 50.97 FEET ALONG THE NORTHERLY LINE OF SAID LOT 1, TO A POINT OF NON-TANGENT CURVE CONCAVE NORTHWEST, WITH A RADIUS OF 1,860.01 FEET, AND A LONG CHORD OF S43°48'10"W, 73.56 FEET, BEING A POINT ON THE NORTHWESTERLY LINE OF UNION PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE SOUTHWESTERLY ALONG SAID UNION PACIFIC RAILROAD RIGHT-OF-WAY AND ALONG SAID NON-TANGENT CURVE, 73.57 FEET THROUGH A CENTRAL ANGLE OF 02°15'58" TO A POINT ON THE WESTERLY LINE OF LOT 3, BLOCK 18;

THENCE ALONG THE WESTERLY LINE OF SAID LOTS 1 THROUGH 3 INCLUSIVE, OF BLOCK 18, N00°03'33"W, 53.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,369 SQUARE FEET OR 0.031 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS USED HEREON ARE BASED ON A 20' RANGE LINE ON E. 47TH AVE BETWEEN GAYLORD ST. AND CLAUDE CT., BEING S89°55'18"W USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED AT THE WEST ON GAYLORD ST. BY A FOUND PK NAIL AND WASHER PLS 38027. AND MONUMENTED ON THE EAST AT CLAUDE CT. BY A FOUND PK NAIL AND WASHER PLS 38027.