

PW Legal Description 2014-0051-11-001

A parcel of land located in the Northeast 1/4 of Section 22, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, said parcel of land conveyed by Special Warranty Deed to the City & County of Denver, recorded on the 9th of June 1977 in Book 1454 Page 135 in the City and County of Denver Clerk & Recorder's Office being therein described as follows:

A parcel of land located in Lots 6, 7, 8, 9 and part of Lots 10, 38, 39 and 40, in Block 12 of the Sherman Subdivision, City and County of Denver, State of Colorado, more particularly described as follows: Beginning at the southwest corner of Lot 5, Block 12, of said Sherman Subdivision; thence south along the west boundary of said Lots 6, 7, 8, 9 and 10, 107 feet; thence on a deflection angle to the left 90°00'00" along a line 7 feet south and parallel to the north line of said Lot 10, 92 feet; thence along an arc of a curve to the left 79.33 feet which is tangent to said last line. Said curve has a radius of 50.5 feet and a delta of 90°00'00"; thence north along a line parallel to the east line of said Lot 7, 1.5 feet; thence along an arc of a curve to the left 23.79 feet which is tangent of said last line. Said curve has a radius of 50.5 feet and a delta of 26°59'23", to a point on the east right-of-way of a 12 foot wide alley; thence north along said right-of-way 32.08 feet; thence on a deflection angle to the left 90°00'00", 12 feet to the southeast corner of said Lot 5; thence along the south line of said Lot 5, 125 feet to the point of beginning. Except the 12 foot wide alley that runs through the above described parcel in a north-south direction east of Lots 6, 7, 8, 9 and 10 of Block 12 of said Sherman Subdivision. Said parcel of and containing 0.30 acres, more or less.