

Legal Description

A PARCEL OF LAND LOCATED IN BLOCKS 10 AND 15 OF THE GARDEN ADDITION TO DENVER, TOGETHER WITH A VACATED PORTION OF WEST 32ND AVENUE, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 7, BLOCK 10, GARDEN ADDITION TO DENVER; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID BLOCK 10 EXTENDED, A DISTANCE OF 335.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF DENARGO STREET AS DESCRIBED IN ORDINANCE NO. 163-1949 OF THE DENVER COUNTY RECORDS;

THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES 00 SECONDS ALONG SAID RIGHT-OF-WAY A DISTANCE OF 336.84 FEET TO A POINT ON THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD PROPERTY;

THENCE ALONG THE EASTERLY LINE OF SAID UNION PACIFIC AND BURLINGTON NORTHERN RAILROAD PROPERTIES; THE FOLLOWING TWO (2) COURSES:

1) ON A DEFLECTION ANGLE TO THE RIGHT OF 128 DEGREES 07 MINUTES 12 SECONDS A DISTANCE OF 235.17 FEET TO A POINT ON A CURVE NON-TANGENT TO THE PRESENT COURSE;

2) THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 00 DEGREES 21 MINUTES 12 SECONDS TO THE TANGENT OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 28 DEGREES 23 MINUTES 10 SECONDS, A RADIUS OF 496.44 FEET AND AN ARC LENGTH OF 245.95 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM THAT PORTION CONVEYED TO METRO WASTEWATER RECLAMATION DISTRICT IN WARRANTY DEED RECORDED MARCH 4, 1996 AT RECEPTION NO. 9600027292,

CITY AND COUNTY OF DENVER,
STATE OF COLORADO