

Unnamed 44th & Pearl Street Park

Legal Description

Parcel A:

Lots 10,11,12,13,14 and 15, Block 4, Garden Place, less except that portion conveyed to the City and County of Denver in warranty deed recorded April 27, 2001 at Reception No. 2001022365 and re-recorded April 27, 2001 at Reception No. 2001064809 and less and except that portion conveyed to the City and County of Denver in deed recorded August 28, 2009 under Reception No. 2009114585, City and County of Denver, State of Colorado.

Parcel B:

A portion of that parcel of land described in deed recorded February 16, 2001 at Reception No. 2001022365 and re-recorded April 27, 2001 at Reception No. 2001064809, being situated in the Southeast Quarter of the Northeast Quarter of Section 22, Township 3 South, Range 68 West of the 6TH Principal Meridian, said parcel also being a portion of Lots 11 thru 15, Block 4, of Garden Place as shown on the official city survey on record at Book 24, Page 2, City Engineer's Office, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the Southeast corner of said parcel recorded February 16, 2001 at Reception No. 2001022365 and re-recorded April 27, 2001 at Reception No. 2001064809; Thence N 89°54'28" W, along the South line of said parcel, a distance of 53.42 feet; Thence N 5°44'05" W, a distance of 25.13 feet to the Point of Beginning; Thence N 89°54'28" W, a distance of 42.22 feet to the West line of said parcel recorded February 16, 2001 at Reception No. 2001022365 and re-recorded April 27, 2001 at Reception No. 2001064809; Thence N 1°42'58" E, along said West line, a distance of 125.14 feet to the North line of said parcel recorded February 16, 2001 at Reception No. 2001022365 and re-recorded April 27, 2001 at Reception No. 2001064809; Thence S 89°55'35" E, along the said North line, a distance of 25.91 feet; Thence S 5°44'04" E, a distance of 125.75 feet to the Point of Beginning, City and County of Denver, State of Colorado.