

PW Legal Description 2012-0363-05-001

Legal Description

A parcel of land in the Northwest one-quarter of the Southeast one-quarter and in the Southwest one-quarter of the Northeast one-quarter of Section 33, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado described as follows:

Commencing at the intersection of the Southeasterly line of Block 3 of the plat of West Denver and the Southerly line of Auraria Parkway as defined in Ordinance 258 of 1989, monumented by a nail and $\frac{3}{4}$ " brass tag stamped LS 16401, whence the intersection of the Northwesterly line of Block 2 of the plat of West Denver and the Southwesterly line of Speer Boulevard, monumented by a #5 rebar with a yellow plastic cap stamped LS 16401, bears S32°40'37"E, 80.06 feet, and to a point on a non-tangent curve concave Northerly having a radius of 368.00 feet;

Thence Westerly along said Southerly line of Auraria Parkway, through a central angle of 7°38'01", along the arc of said curve 49.03 feet, said curve having a chord that bears S83°34'31"W, 48.99 feet to the **Point of Beginning**;

Thence continuing Westerly along said Southerly line of Auraria Parkway, through a central angle of 2°46'17", along the arc of said curve 17.80 feet, said curve having a chord that bears S88°46'40"W, 17.80 feet;

Thence N16°00'32"E, 171.23 feet to the Northeasterly line of said Block 3;

Thence S30°32'11"E, 23.42 feet along said Northeasterly line;

Thence S16°00'32"W, 149.85 feet to the **Point of Beginning**.

The above described easement contains 0.063 acres (2,731 square feet) more or less.