



LEGAL DESCRIPTION

Date: 3.24.15

Project Name: 1600 Downing St. Elevator Shaft Encroachment

A PARCEL OF LAND IN THE SW 1/4, SECTION 35, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE CITY AND COUNTY OF DENVER, COLORADO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 20, BLOCK 25, PARK AVENUE ADDITION TO DENVER;

THENCE N89°44'01"W ALONG THE SOUTH LINE OF SAID LOT 20, BLOCK 25, PARK AVENUE ADDITION TO DENVER A DISTANCE OF 71.93 FEET TO **THE POINT OF BEGINNING**;

THENCE S00°15'59"W, A DISTANCE OF 3.13 FEET;

THENCE N89°44'01"W, A DISTANCE OF 13.50 FEET;

THENCE N00°15'59"E, A DISTANCE OF 3.13 FEET;

THENCE S89°44'01"E, A DISTANCE OF 13.50 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL OF LAND CONTAINING 42.26 SF MORE OR LESS.

BASIS OF BEARING: THE BASIS OF BEARING IS THE SOUTH LINE OF LOT 20, BLOCK 25, PARK AVENUE ADDITION TO DENVER ASSUMED TO BEAR N89°44'01"W.

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