

PW Legal Description No. 2013-0255-04-001

A parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded on the 5th day of November, 2014, at Reception No. 2014135101 in the City and County of Denver Clerk & Recorder's office, State of Colorado, being more particularly described as follows:

Beginning at the southeast corner of Lot 32 Block 13, First Addition to Ironton, City and County of Denver, monumented by a No. 4 Rebar with an Orange Plastic Cap "L.S. 30831";

Thence S44°50'37"W, 534.90, along the southeast lot lines of Lots 26-32, Block 13, First Addition to Ironton, City and County of Denver, also being the westerly Right-of-Way of Brighton Boulevard, to a No. 5 Rebar with a Green Plastic Cap "L.S. 38284";

Thence continuing said Right-of-Way S44°49'14"W, 200.08', to a No. 5 Rebar with a Green Plastic Cap "L.S. 38284";

Thence departing said Right-of-Way N45°11'29"W, 15.00';

Thence N44°49'14"E, 200.08';

Thence N44°50'37"E, 534.89', to a point on the southerly Right-of-Way of 35th Street;

Thence S45°10'21"E, 15.00', along the southerly Right-of-Way of 35th Street to the Point of Beginning;

Containing 11,033 SF (0.253 AC) more or less.

Basis of bearing is between the #4 rebar with an orange plastic cap (L.S. 30831) found at the Western Right-Of-Way intersection of Brighton Boulevard and 35th street, said rebar also being the Northeasterly corner of Lot 32 of Block 13 of First Addition to Ironton Subdivision, and the found #5 rebar with a green plastic cap (L.S. 38284) along the Northwest Right-Of-Way of Brighton Boulevard, said rebar also being the Northeasterly property corner of a parcel of land recorded at Reception No. 2013169446 on 11/22/2013 in the Clerk and Recorder's office of the City and County of Denver, with an assumed bearing of S44°50'37"W.