

Legal Description

Property: 4625 Milwaukee Street

A tract or parcel of land No. AP-83 of the Department of Transportation, State of Colorado Project No. FBR 0704-234 containing 9,346 sq. ft (0.215 acres), more or less, lying in the northeast quarter of the northwest quarter of Section 24, Township 3 South, Range 68 West, of the Sixth Principal Meridian, in the City & County of Denver, Colorado, being all the land described in the Special Warranty Deed recorded in the records of the City & County of Denver at Reception No. 2006076466.

Said tract or parcel being more particularly described as follows:

Commencing at the center north sixteenth corner of said Section 24, monumented with a 3-1/4" aluminum cap "LS 17488" in a range box, whence the north quarter corner of said Section 24, monumented with a 2" aluminum cap LS 14112 in a range box bears N00°08'22"E, a distance of 1,323.84 feet, thence N64°33'49"W, a distance of 734.16 feet to a point on the west line of Block 6, Plat of Vasquez Court, a subdivision recorded in the records of the City & County of Denver at Book 27, Page 19, said point being 370.00 feet south of the northwest corner of said Block 6, said point also being the POINT OF BEGINNING;

1. Thence S89°52'19"E parallel with the north line of said Block 6, a distance of 99.99 feet to a point on the east line of said Block 6;
2. Thence S00°09'27"W on said east line, a distance of 69.66 feet to a point on the northwesterly right-of-way line of Vasquez Blvd. opened and described at Ordinance 91-1939;
3. Thence on said northwesterly right-of-way line on the arc of a curve to the right, a radius of 1,830.00 feet, a central angle of 03°27'09", a distance of 110.27 feet, (a chord bearing S65°13'59"W, a distance of 110.25 feet) to the southwest corner of said Block 6;
4. Thence N00°09'18"E on the west line of said Block 6, a distance of 116.07 feet, more or less, to the POINT OF BEGINNING.

The above described parcel contains 9,346 sq. ft. (0.215 acres), more or less. Basis of Bearings: All bearings are grid bearings of the UTM System, Zone 13 North, NAD 1983 (1992) determined by a fast static GPS survey. The line between point MCDONNELL and point W410, monumented as shown in the Land Survey Control Diagram of CDOT Project No. NH 0361-070 and filed in the City & County of Denver, CO at Reception No. L013566, bears N14°20'15.6"W.