

PARCEL DESCRIPTION

THAT PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 7 OF APRIL, 2017, BY RECEPTION NO. 2017046984, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE, STATE OF COLORADO.

LEGAL DESCRIPTION:

A PARCEL OF LAND 1 FOOT IN WIDTH BEING THE EAST 1 FOOT OF THE WEST 8 FEET OF THE NORTH 24.4 FEET OF LOT 43, LOTS 44 THROUGH 46, AND THE SOUTH ½ OF LOT 47, BLOCK 7, BROADWAY VIEW, LOCATED IN THE SOUTHWEST 1/4. OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH ½ OF SAID LOT 47; THENCE S89°59'43"E ALONG THE NORTH LINE OF THE SAID SOUTH ½ OF LOT 47, 1.00 FEET; THENCE S00°01'30"E ALONG A LINE 1.0 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 47 AND SAID LINE EXTENDED, 111.74 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 24.4 FEET OF SAID LOT 43; THENCE N89°58'57"W ALONG THE SOUTH LINE OF THE SAID NORTH 24.4 FEET OF SAID LOT 43, 1.00 FEET TO A POINT ON THE WEST LINE OF THE SAID NORTH 24.4 FEET OF SAID LOT 43; THENCE N00°01'30"W ALONG THE SAID WEST LINE OF THE SAID NORTH 24.4 FEET OF SAID LOT 43 AND SAID LINE EXTENDED, 111.74 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 112 SQUARE FEET OR 0.0026 ACRES, MORE OR LESS.

BASIS OF BEARINGS: AN ASSUMED BEARING OF S89°59' 43"E BEING A 4.0 FOOT OFFSET LINE SOUTH OF AND PARALLEL TO THE SOUTH LINE OF BLOCK 7 BETWEEN TWO FOUND MONUMENTS 335.85 FEET APART; ONE MONUMENT BEING A 4' X 4' OFFSET ALLOY DISK STAMPED LS 30092 AT THE INTERSECTION OF SOUTH EMERSON STREET AND BAYAUD AVENUE AND THE OTHER MONUMENT BEING A 4' X 15' OFFSET ALLOY DISK STAMPED LS 3009 2 AT THE INTERSECTION OF SOUTH OGDEN STREET AND BAYAUD A VENUE.

DAMIEN CAIN PLS 38284 FOR AND ON BEHALF OF
39 NORTH ENGINEERING AND SUR VEYING LLC 4495 HALE PARKWAY
SUITE 305
DENVER, CO 80220

PREPARED BY:
39 NORTH ENGINEERING AND SUR VEYING LLC 4495 HALE PARKWAY
SUITE 305
DENVER, CO 80220
PH: 303-325-5071
EMAIL: damien.cain@39north.net