

PW Legal Description 2012-0369-03-001

MAJOR ENCUMBRANCE PERMIT

AN EASEMENT OVER A PORTION OF EAST 16TH AVENUE AND MILWAUKEE STREET, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 46, BLOCK 14, COLFAX AVENUE PARK SUBDIVISION, PER PLAT RECORDED MAY 2, 1888 IN BOOK 5, PAGE 33 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO;
THENCE ALONG THE NORTH LINE OF SAID BLOCK 14, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF EAST 16TH AVENUE, SOUTH 89°55'21" WEST, 145.52 FEET;
THENCE DEPARTING SAID NORTH LINE, NORTH 00°16'28" WEST, 4.58 FEET TO A LINE PARALLEL WITH AND DISTANT 4.58 FEET NORTHERLY, FROM SAID NORTH LINE OF BLOCK 14;
THENCE ALONG SAID PARALLEL LINE NORTH 89°55'21" EAST, 151.82 FEET TO A LINE PARALLEL WITH AND DISTANT 6.30 FEET FROM THE EASTERLY LINE OF SAID BLOCK 14, SAID LINE ALSO BEING THE WESTERLY RIGHT-OF-WAY OF MILWAUKEE STREET;
THENCE ALONG SAID PARALLEL LINE, SOUTH 00°16'28" EAST, 72.92 FEET;
THENCE DEPARTING SAID PARALLEL LINE, SOUTH 89°55'21" WEST, 6.30 FEET TO THE EASTERLY LINE OF SAID BLOCK 14;
THENCE ALONG SAID EASTERLY LINE, NORTH 00°16'28" WEST, 68.33 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 1,126 SQUARE FEET OR 0.026 ACRES, MORE OR LESS.

AS SHOWN ON THE ATTACHED DEPICTION HERETO, MADE A PART HEREOF.