

STREET PARCEL:

A PORTION OF LOT 24 OF BLOCK 4 OF FISK'S BROADWAY ADDITION, ALSO BEING A PORTION OF A PARCEL OF LAND CONVEYED BY RESOLUTION NO. 2020-1155, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 24;  
THENCE NORTH 63°12'52" EAST, 4.47 FEET TO A POINT BEING THE INTERSECTION OF A LINE 4.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 24 AND WITH A LINE 2.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 24, AND BEING THE POINT OF BEGINNING;

THENCE PARALLEL WITH SAID WEST LINE, NORTH 00°13'36" WEST, 2.00 FEET TO A POINT 4.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 24;  
THENCE PARALLEL WITH SAID SOUTH LINE, NORTH 89°46'52" EAST, 119.13 FEET TO A POINT 2.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 24;  
THENCE PARALLEL WITH SAID EAST LINE, SOUTH 00°14'06" EAST, 2.00 FEET TO A POINT 2.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 24;  
THENCE PARALLEL WITH SAID SOUTH LINE, SOUTH 89°46'52" WEST, 119.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 238 SQUARE FEET OR 0.005 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS:

NORTH 00°13'36" WEST, BEING THE BEARING OF THE WEST LINE OF BLOCK 4 OF FISK'S BROADWAY ADDITION, AS DEFINED AND MEASURED BETWEEN A FOUND #5 REBAR WITHOUT CAP AT THE SOUTHWEST CORNER OF LOT 24 OF SAID BLOCK 4 AND A FOUND 1-1/4" DIAMETER YELLOW PLASTIC CAP, PLS 37929 AT THE NORTHWEST CORNER OF LOT 17 OF SAID BLOCK 4.

