

PW Legal Description No. 2018-Dedication-0000219-001

A parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 3rd day of April 2019, at Reception No. 2019038107 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

A PARCEL OF LAND BEING A PORTION OF LOT 1 AND LOT 28, BLOCK 6, BOULEVARD ADDITION TO DENVER, SAID SUBDIVISION PLAT RECORDED JUNE 24, 1874 IN THE COUNTY OF ARAPAHOE, STATE OF COLORADO IN BOOK 2, PAGE 60; AND A PORTION OF THE 20-FOOT-WIDE ALLEY VACATED AT ORDINANCE 256, SERIES OF 1970 FILED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE AT BOOK 189, PAGE 387; SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 28;
THENCE N89°53'26"W, ALONG THE SOUTH LINE OF SAID LOT 1 AND LOT 28, ALSO BEING THE NORTH RIGHT OF WAY LINE OF EAST COLFAX AVENUE, A DISTANCE OF 270.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE N00°00'50"E, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 6.50 FEET;
THENCE S89°53'26"E A DISTANCE OF 270.05 FEET TO A POINT ON THE EAST LINE OF SAID LOT 28;
THENCE S00°00'24"W, ALONG THE EAST LINE OF SAID LOT 28, A DISTANCE OF 6.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 1,755 SQUARE FEET OR 0.040 ACRES MORE OR LESS.