

## **PW Legal Description No. 2013-Dedication-0025505-001**

A parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded on the 5<sup>th</sup> day of November, 2014, at Reception No. 2014135101 in the City and County of Denver Clerk & Recorder's office, State of Colorado, being more particularly described as follows:

Commencing from the northwest corner of Lot 1 Block 13, First Addition to Ironton, City and County of Denver;  
Thence N45°10'21"W, 22.97', along the southwest Right-of-Way of 35th Street, to a point along the southwest Right-of-Way of 35th Street being the Point of Beginning;

Thence departing said Right-of-Way S44°44'04"W, 822.93', along Vacated Delgany Street Ordinance #151-1953, to a point along the North Line of the Northeast 1/4 of Section 27;  
Thence along the North Line of the Northeast 1/4 of Section 27 S89°59'56"W, 5.63', to a point along the North Line of the Northeast 1/4 of Section 27 monumented by a No. 5 Rebar with an Orange Plastic Cap "L.S. 37969";  
Thence departing said point N44°44'04"E, 826.90', to a point along the southwest Right-of-Way of 35th Street ;  
Thence along the southwest Right-of-Way of 35th Street S45°10'21"E, 4.00', to the point of beginning;

Containing 3,300 SF (0.076 AC) more or less.

Basis of bearing is between the #4 rebar with an orange plastic cap (L.S. 30831) found at the Western Right-Of-Way intersection of Brighton Boulevard and 35th street, said rebar also being the Northeasterly corner of Lot 32 of Block 13 of First Addition to Ironton Subdivision, and the found #5 rebar with a green plastic cap (L.S. 38284) along the Northwest Right-Of-Way of Brighton Boulevard, said rebar also being the Northeasterly property corner of a parcel of land recorded at Reception No. 2013169446 on 11/22/2013 in the Clerk and Recorder's office of the City and County of Denver, with an assumed bearing of S44°50'37"W.