

PARCEL DESCRIPTION:

NORTH-SOUTH ALLEY - BLOCK 8

2016-RELINQ-0000020-001

A PORTION OF THE NORTH-SOUTH ALLEY IN BLOCK 8, EAST BROADWAY TERRACE, SAID ALLEY HAVING BEEN VACATED BY ORDINANCE 418, SERIES OF 1966, LOCATED IN THE NORTHEAST ONE QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 25 IN SAID BLOCK 8, POINT ALSO BEING ON THE NORTH LINE OF VACATED 4TH AVENUE ;
THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 25, A DISTANCE OF 69.35 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE SOUTHWESTERLY LINE OF A PARCEL OF LAND CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEEDS RECORDED JUNE 10, 1992 AT RECEPTION NOS R-92-0065402 AND R-92-0065412 ;
THENCE ALONG SAID PARCEL, ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1466.89 FEET, A CENTRAL ANGLE OF 00°49'09", AND AN ARC LENGTH OF 20.97 FEET TO A POINT ON THE WEST LINE OF LOT 26 OF SAID BLOCK 8 ;
THENCE SOUTHERLY ALONG SAID WEST LINE, A DISTANCE OF 55.80 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26, POINT ALSO BEING ON THE NORTH LINE OF VACATED 4TH AVENUE ;
THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,001 S.F. (0.023 ACRES) MORE OR LESS

PREPARED BY:
ALAN H. BAILEY, PLS 38035
FOR AND ON BEHALF OF:
BAILEY PROFESSIONAL SOLUTIONS, LLC
5737 SOUTH KENTON STREET
ENGLEWOOD, CO 80111
303-587-1672



PARCEL DESCRIPTION:

EAST-WEST ALLEY - BLOCK 9

2016-RELINQ-0000020-002

A PORTION OF THE EAST-WEST ALLEY IN BLOCK 9, EAST BROADWAY TERRACE, SAID ALLEY HAVING BEEN VACATED BY ORDINANCE 27, SERIES OF 1951, LOCATED IN THE NORTHEAST ONE QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 12 OF SAID BLOCK 9, POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF GRANT STREET;
THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 16.00 FEET TO THE SOUTHWEST CORNER OF LOT 11 OF SAID BLOCK 9;
THENCE EASTERLY ALONG THE SOUTH LINES OF LOTS 7 THROUGH 11 OF SAID BLOCK 9, A DISTANCE OF 125.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7;
THENCE SOUTHERLY ALONG THE WEST LINE OF A 16-FOOT WIDE ALLEY, A DISTANCE OF 16.00 FEET, TO THE NORTHEAST CORNER OF SAID LOT 12,
THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,000 S.F. (0.046 ACRES) MORE OR LESS

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PARCEL DESCRIPTION:
4TH AVENUE

2016-RELINQ-0000020-003

A PORTION OF 4TH AVENUE, HAVING BEEN VACATED BY ORDINANCE 183, SERIES OF 1977, LOCATED IN THE NORTHEAST ONE QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 21 OF BLOCK 8, EAST BROADWAY TERRACE, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF GRANT STREET; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID BLOCK 8, A DISTANCE OF 206.27 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE SOUTHWESTERLY LINE OF A PARCEL OF LAND CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEEDS RECORDED JUNE 10, 1992 AT RECEPTION NOS R-92-0065402 AND R-92-0065412; THENCE ALONG SAID PARCEL, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 214.50 FEET, A CENTRAL ANGLE OF 13°11'54", AND AN ARC LENGTH OF 49.41 FEET TO A POINT ON THE CENTERLINE OF VACATED 4TH AVENUE; THENCE WESTERLY ALONG SAID CENTERLINE, A DISTANCE OF 110.07 FEET TO A POINT WHICH IS 40.00 FEET NORTHERLY FROM THE EAST LINE OF LOT 7 EXTENDED, BLOCK 9, EAST BROADWAY TERRACE; THENCE SOUTHERLY ALONG SAID EXTENDED LINE OF LOT 7, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE WESTERLY ALONG THE NORTH LINE OF SAID BLOCK 9, A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF LOT 11 OF SAID BLOCK 9, POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF GRANT STREET; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,874 S.F. {0.318 ACRES} MORE OR LESS

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