

PW Legal Description 2011-0561-04-002

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL THAT PORTION OF THE EASEMENT RESERVED IN ORDINANCE NO. 347, SERIES OF 1974, RECORDED AT BOOK 884 PAGE 66 OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, LOCATED IN BLOCK 1 HARTER'S COLFAX PLACE, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE ALLEY IN BLOCK 1, HARTER'S COLFAX PLACE, FROM THE NORTH LINE OF 8th AVENUE TO A LINE THAT IS 12 FEET SOUTH OF AND PARALLEL WITH THE ORIGINAL SOUTHERLY RIGHT-OF-WAY LINE OF 9th AVENUE.

PARCEL CONTAINS 8822 SQUARE FEET OR 0.20 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 20-FOOT RANGE LINE FOR CLERMONT STREET BETWEEN 8th Ave. AND 9th Ave. AS BEARING SOUTH 00°28'38" EAST AND MONUMENTED AT BOTH THE NORTH AND SOUTH ENDS BY A 2-1/2" ALUMINUM CAP IN RANGE BOX, STAMPED: PLS 38064.