

PWROWS Project No. 2010-0119
Legal Description No. 2010-0119-07-001

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF THE VACATED RIGHT-OF-WAY OF WEST 11TH AVENUE, 80 FOOT RIGHT-OF-WAY VACATED PER ORDINANCE NO. 407 SERIES OF 1988 AND ORDINANCE NO. 491 SERIES OF 1988 RECORDED IN THE OFFICES OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF OSAGE STREET (70 FEET IN WIDTH) AND THE SOUTH LINE OF VACATED WEST 11TH AVENUE (80 FEET IN WIDTH); THENCE ALONG SAID SOUTH LINE OF VACATED WEST 11TH AVENUE S89°50'19"W, A DISTANCE OF 125.37 FEET; THENCE LEAVING SAID SOUTH LINE N00°06'02"W, A DISTANCE OF 40.05 FEET; THENCE N89°51'36"E, A DISTANCE OF 125.08 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF OSAGE STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF OSAGE STREET S00°30'55"E, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 5,012 SQUARE FEET OR 0.115 ACRE, MORE OR LESS.

BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF OSAGE STREET BETWEEN VACATED WEST 11TH AVENUE AND WEST 10TH AVENUE. ASSUMED TO BEAR S00°09'41"E, 500.23 FEET.