

COTTONWOOD STREET VACATION

A PARCEL OF LAND LOCATED IN THE NORTHWEST 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:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, BAKERS VILLA ALSO BEING THE POINT OF BEGINNING THENCE N89°49'30"E A DISTANCE OF 10.00 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF COTTONWOOD STREET N00°10'30"W A DISTANCE OF 190.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF COLFAX AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY N89°47'26"E A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF COTTONWOOD STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING (3) COURSES 1) S00°10'30"E A DISTANCE OF 190.00 FEET; 2) THENCE S89°49'30"W A DISTANCE OF 10.00 FEET; 3) THENCE S00°10'30"E A DISTANCE OF 164.36 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 14TH AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S89°48'23"W A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COTTONWOOD STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE N00°10'30"W A DISTANCE OF 164.35 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.325 ACRES (14,174 SQ. FT.), MORE OR LESS.

BASIS OF BEARING: BEARINGS ARE BASED UPON A DENVER 20 FOOT RANGE LINE LOCATED IN EAST COLFAX AVENUE BEARING N89°47'26"E BEING MONUMENTED BY A FOUND #6 REBAR WITH 2" ALUMINIM CAP 8" IN RANGE BOX STAMPED "RANGE POINT" AT THE INTERSECTION OF ZUNI STREET AND EAST COLFAX AVENUE AND A FOUND #6 REBAR WITH 2" ALUMINIM CAP 8" IN RANGE BOX STAMPED "RANGE POINT" AT THE INTERSECTION OF COTTONWOOD STREET AND EAST COLFAX AVENUE.