

LEGAL DESCRIPTION

A PARCEL OF LAND CONVEYED TO THE CITY AND COUNTY OF DENVER BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2018106962, AUGUST 23, 2018, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOTS 1-11, INCLUSIVE, BLOCK 5, HOYT & ROBINSONS ADDITION TO DENVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLYMOST CORNER OF SAID LOT 1, WHENCE THE SOUTHEAST CORNER OF SECTION 28 BEARS S47°52'58"E, 633.51 FEET;

THENCE N45°26'42"W, 16.17 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2, BLOCK 1, THE COMMONS SUBDIVISION FILING NO. 6;

THENCE N44°33'29"E, 155.91 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 2, BLOCK 1, THE COMMONS SUBDIVISION FILING NO. 6, BEING A POINT OF CURVE CONCAVE SOUTHEASTELY HAVING A RADIUS OF 405.00 FEET;

THENCE NORTHESTERLY 115.45 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°20'00" AND HAVING A LONG CHORD OF N52°43'29"E, 115.06 FEET;

THENCE S44°35'36"W, 269.81 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON EASTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 28, BEING N00°15'28"W AS SHOWN ON THE COMMONS SUBDIVISION FILING NO. 6, AS MONUMENTED AT THE SOUTH BY A 3.25 INCH ALUMINUM CAP STAMPED "LS 25379" AND ON THE NORTH BY A 3.25 INCH BRASS CAP STAMPED "LS 16398 1995".

PREPARED BY:
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