

## **Carla Madison Recreation Center**

### **Legal Description**

A tract of land in the SW1/4 SW1/4 of Section 36, Township 3 South, Range 68 West, of the 6<sup>TH</sup> P.M, including parts of Lots 9 to 19, Block 18 and part of Block 19, State Addition (Blocks 16 to 19, inclusive) and part of Josephine Street as vacated by Ordinance No. 115 Series of 1925, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the Southwest corner of said Section 36; Thence North 89°46'03" East, along the South line of said Section 36 a distance of 96.96 feet to a point on the North line of Colfax Avenue as shown on said plat of State Addition; Thence North 77°59'04" East along said North line of Colfax Avenue a distance of 121.16 feet to a point on the East right-of-way line of Josephine Street as described in Order and Judgement Civil Action No. B-8708 and Ordinance No. 138 Series of 1957, said point being the Point of Beginning; Thence along said East right-of-way line the following 4 (four) courses:

- 1) Thence North 0°21'27" West, a distance of 75.00 feet;
- 2) Thence North 21°13'15" West, a distance of 53.25 feet;
- 3) Thence North 21°24'35" West, a distance of 213.45 feet;
- 4) Thence North 5°11'47" West, a distance of 130.49 feet to a point on the South line of 16<sup>th</sup> Avenue;

Thence North 89°46'03" East, along said South line of 16<sup>th</sup> Avenue, a distance of 338.90 feet; Thence South 0°21'27" East, a distance of 427.81 feet to a point on said North line of Colfax Avenue; Thence South 89°32'18" West, along said North line of Colfax Avenue, a distance of 110.06 feet; Thence South 77°57'48" West, continuing along said North line, a distance of 125.09 feet to the Point of Beginning.