

PW Legal Description 2013-0036-07-001

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 12TH OF AUGUST 2013, BY RECEPTION NUMBER 2013118531 (DESCRIBED AS "EXHIBIT A"), IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE, STATE OF COLORADO:

DESCRIPTION

SAID PARCEL OF LAND BEING A PORTION OF LOTS 17 THROUGH 24, INCLUSIVE, BLOCK 35, SECOND FILING OF A PORTION OF HIGHLAND PARK, SITUATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 35, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF W 38TH AVE AND ON THE EAST RIGHT-OF-WAY LINE OF JULIAN ST;

THENCE S 87°32'41" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 200.09 FEET TO THE NORTHEAST CORNER OF SAID LOT 17;

THENCE S 00°00'10" W ALONG THE EAST LINE OF SAID LOT 17, A DISTANCE OF 7.01 FEET;

THENCE N 87°32'41" W PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID W 38TH AVE, A DISTANCE OF 195.09 FEET;

THENCE S 46°13'37" W, A DISTANCE OF 6.92 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID JULIAN ST;

THENCE N 00°00'04" W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 12.01 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 1,413 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF W. 38TH AVE, ASSUMED TO BEAR S 87°32'41" E.

