

Property Legal Description

A PARCEL OF LAND BEING A PORTION OF VACATED WEST 29TH AVENUE AS STATED IN THE ORDINANCE 355-2000 RECORDED AT RECEPTION NO. 2000067344 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY LINE OF ORDINANCE 355-2000 RECORDED AT RECEPTION NO. 2000067344, BEING ASSUMED TO BEAR NORTH 89°56'31" EAST. BEGINNING AT THE SOUTHWESTERLY CORNER OF ORDINANCE 355-2000 RECORDED AT RECEPTION NO. 2000067344;

THENCE ON THE WESTERLY LINE OF SAID ORDINANCE, NORTH 38°52'28" WEST A DISTANCE OF 19.38 FEET;

THENCE DEPARTING SAID WESTERLY LINE, SOUTH 89°53'10" EAST A DISTANCE OF 113.61 FEET, TO A POINT ON THE EASTERLY LINE OF SAID ORDINANCE;

THENCE ON SAID EASTERLY LINE, SOUTH 00°01'17" EAST A DISTANCE OF 14.97 FEET, TO THE SOUTHEASTERLY CORNER OF SAID ORDINANCE;

THENCE ON THE SOUTHERLY LINE OF SAID ORDINANCE, NORTH 89°56'31" WEST A DISTANCE OF 101.46 FEET, TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

NOTE: THE FOLLOWING DISCLOSURE IS MADE PURSUANT TO C.R.S. 38-35-106.5, SAID DESCRIPTION CREATED:

SURVEY PREPARED BY: JR ENGINEERING, LLC, UNDER JOB NO.: 1591400LX01, DATED: MAY 11, 2017.