

2022-VACA-0000013-001

LAND DESCRIPTION

A PARCEL OF LAND BEING THAT PORTION OF CLAY WAY BETWEEN W. 10TH AVE. AND BRYANT ST. AS SHOWN ON SUN VALLEY HOMES SECOND FILING HOUSING PROJECT COLORADO (1-12), RECORDED MARCH 13, 1956 IN BOOK 23 AT PAGE 4 AT RECEPTION NO. 93449, IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE FOR THE CITY AND COUNTY OF DENVER, COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT LOCATED AT THE INTERSECTION OF W. 11TH AVE. AND DECATUR ST. FROM WHENCE THE RANGE POINT AT W. 10TH AVE. AND DECATUR ST. BEARS SOUTH 00°31'40" EAST 342.20 FEET AND UPON WHICH ALL BEARINGS HEREIN ARE BASED;

THENCE SOUTH 36°17'25" EAST A DISTANCE OF 472.24 FEET TO THE POINT OF BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CLAY WAY AND THE SOUTH RIGHT-OF-WAY LINE OF W. 10TH AVE.;

THENCE NORTH 89°40'48" EAST, DEPARTING SAID SOUTHWESTERLY INTERSECTION OF CLAY WAY AND W. 10TH AVE., A DISTANCE OF 51.23 FEET TO A POINT AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CLAY WAY AND W. 10TH AVE.;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF CLAY WAY THE FOLLOWING THREE (3) COURSES:

1. SOUTH 12°15'05" WEST A DISTANCE OF 258.84 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 102°29'57", A RADIUS OF 131.00 FEET AND AN ARC LENGTH OF 234.35 FEET (CHORD BEARS SOUTH 38°59'57" EAST, 204.33 FEET) TO A POINT;
3. NORTH 89°45'05" EAST A DISTANCE OF 268.16 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BRYANT ST.;

THENCE SOUTH 00°33'30" EAST, DEPARTING THE NORTHWEST INTERSECTION OF THE RIGHTS-OF-WAY OF CLAY WAY AND BRYANT ST., A DISTANCE OF 50.00 FEET TO A POINT AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CLAY WAY AND SAID WEST RIGHT-OF-WAY LINE OF BRYANT ST.;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF CLAY WAY THE FOLLOWING THREE (3) COURSES:

1. SOUTH 89°45'05" WEST A DISTANCE OF 268.43 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 102°29'57", A RADIUS OF 181.00 FEET AND AN ARC LENGTH OF 323.80 FEET (CHORD BEARS NORTH 38°59'56" WEST, 282.32 FEET) TO A POINT;
3. NORTH 12°15'05" EAST A DISTANCE OF 247.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 40,032 SQUARE FEET OR 0.92 ACRES, MORE OR LESS.