2016-RELINQ-0000014-001

DESCRIPTION

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 4 SOUTH,
RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF WEST BYERS PLACE VACATED BY ORDINANCE NO. 137 SERIES OF 1948, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 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 SOUTHEAST CORNER OF LOT 48, BLOCK 51, FIRST ADDITION TO THE BYERS' SUBDIVISION;
THENCE SOUTH 00'01'31" EAST ALONG THE EXTENSION OF THE EAST LINE OF SAID BLOCK 51, A DISTANCE OF 35.00 FEET TO THE CENTERLINE OF WEST BYERS PLACE, VACATED BY ORDINANCE 137 SERIES OF 1948;
THENCE SOUTH 89'59'57" WEST ALONG SAID CENTERLINE, A DISTANCE OF 600.21 FEET TO THE EXTENSION OF THE WEST LINE OF SAID BLOCK 51;
THENCE NORTH 00'01'03" WEST ALONG SAID WEST LINE, A DISTANCE OF 35.00 FEET TO THE SOUTH LINE OF SAID BLOCK 51;
THENCE NORTH 89'59'57" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 600.20 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 21,007 SQUARE FEET OR 0.48 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF BLOCK 51, FIRST ADDITION TO BYERS' SUBDIVISION, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ASSUMED TO BEAR NORTH 89'59'57" EAST.