

PARCEL DESCRIPTION:
NORTH-SOUTH ALLEY - BLOCK 8

2016-RELINQ-0000020-001

A PORTION OF THE NORTH-SOUTH ALLEY IN BLOCK 8, EAST BROADWAY TERRACE, SAID ALLEY HAVING BEEN VACATED BY ORDINANCE 418, SERIES OF 1966, LOCATED IN THE NORTHEAST ONE 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 25 IN SAID BLOCK 8, POINT ALSO BEING ON THE NORTH LINE OF VACATED 4TH AVENUE ;
THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 25, A DISTANCE OF 69.35 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE SOUTHWESTERLY LINE OF A PARCEL OF LAND CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEEDS RECORDED JUNE 10, 1992 AT RECEPTION NOS R-92-0065402 AND R-92-0065412 ;
THENCE ALONG SAID PARCEL, ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1466.89 FEET, A CENTRAL ANGLE OF 00°49'09", AND AN ARC LENGTH OF 20.97 FEET TO A POINT ON THE WEST LINE OF LOT 26 OF SAID BLOCK 8 ;
THENCE SOUTHERLY ALONG SAID WEST LINE, A DISTANCE OF 55.80 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26, POINT ALSO BEING ON THE NORTH LINE OF VACATED 4TH AVENUE ;
THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,001 S.F. (0.023 ACRES) MORE OR LESS

PREPARED BY:
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PARCEL DESCRIPTION:
EAST-WEST ALLEY - BLOCK 9

2016-RELINQ-0000020-002

A PORTION OF THE EAST-WEST ALLEY IN BLOCK 9, EAST BROADWAY TERRACE, SAID ALLEY HAVING BEEN VACATED BY ORDINANCE 27, SERIES OF 1951, LOCATED IN THE NORTHEAST ONE 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 NORTHWEST CORNER OF LOT 12 OF SAID BLOCK 9, POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF GRANT STREET;
THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 16.00 FEET TO THE SOUTHWEST CORNER OF LOT 11 OF SAID BLOCK 9;
THENCE EASTERLY ALONG THE SOUTH LINES OF LOTS 7 THROUGH 11 OF SAID BLOCK 9, A DISTANCE OF 125.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7;
THENCE SOUTHERLY ALONG THE WEST LINE OF A 16-FOOT WIDE ALLEY, A DISTANCE OF 16.00 FEET, TO THE NORTHEAST CORNER OF SAID LOT 12,
THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,000 S.F. (0.046 ACRES) MORE OR LESS

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PARCEL DESCRIPTION:
4TH AVENUE

2016-RELINQ-000020-003

A PORTION OF 4TH AVENUE, HAVING BEEN VACATED BY ORDINANCE 183, SERIES OF 1977, LOCATED IN THE NORTHEAST ONE QUARTER OF SECTION 10, TOWNSHIP4 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 SOUTHWEST CORNER OF LOT 21 OF BLOCK 8, EAST BROADWAY TERRACE, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF GRANT STREET; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID BLOCK 8, A DISTANCE OF 206.27 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE SOUTHWESTERLY LINE OF A PARCEL OF LAND CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEEDS RECORDED JUNE 10, 1992 AT RECEPTION NOS R-92-0065402 AND R-92-0065412; THENCE ALONG SAID PARCEL, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 214.50 FEET, A CENTRAL ANGLE OF 13°11'54", AND AN ARC LENGTH OF 49.41 FEET TO A POINT ON THE CENTERLINE OF VACATED 4TH AVENUE; THENCE WESTERLY ALONG SAID CENTERLINE, A DISTANCE OF 110.07 FEET TO A POINT WHICH IS 40.00 FEET NORTHERLY FROM THE EAST LINE OF LOT 7 EXTENDED, BLOCK 9, EAST BROADWAY TERRACE; THENCE SOUTHERLY ALONG SAID EXTENDED LINE OF LOT 7, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE WESTERLY ALONG THE NORTH LINE OF SAID BLOCK 9, A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF LOT 11 OF SAID BLOCK 9, POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF GRANT STREET; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,874 S.F. (0.318 ACRES) MORE OR LESS

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