

PW Legal Description No. 2017-Dedication-0000179-001

LAND DESCRIPTION:

PARCEL A:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON 6/15/2018, AT RECEPTION NO. 2018073738 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND 1.5 FEET IN WIDTH BEING THE WEST 1.5 FEET OF LOTS 15, 16 AND THE SOUTH 16.24 FEET OF LOT 17, BLOCK 13, BROADWAY TERRACE, LOCATED IN THE NORTHWEST ¼ OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 155 SQUARE FEET OR 0.0036 ACRES MORE OR LESS.

AND

PW Legal Description No. 2017-Dedication-0000179-002

PARCEL B:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON 6/15/2018, AT RECEPTION NO. 2018073738 IN THE CIT AND COUNT OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND 1.5 FEET IN WIDTH BEING THE EAST 1.5 FEET OF LOTS 4, 5 AND 6, BLOCK 13, BROADWAY TERRACE, LOCATED IN THE NORTHWEST ¼ OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 205 SQUARE FEET OR 0.0047 ACRES MORE OR LESS.

BASIS OF BEARINGS: AN ASSUMED BEARING OF S00°24'36"E BEING AN 8 FOOT RANGE LINE THAT IS 8 FEET EAST OF AND PARALLEL TO THE EAST LINE OF BLOCK 13, BROADWAY TERRACE, BETWEEN TWO FOUND MONUMENTS 369.37 FEET APART; ONE MONUMENT BEING A 3.25" DIAMETER BRASS CAP STAMPED LS 37929 AT THE INTERSECTION OF WEST 2ND AVENUE AND BROADWAY AND THE OTHER BEING A 3.25" DIAMETER BRASS CAP STAMPED LS 37929 AT THE INTERSECTION OF WEST 1ST AVENUE AND BROADWAY.