

Legal Description Guidelines

All legal descriptions submitted to the City and County of Denver (City) shall be referred to the office of the City Surveyor for review. The City Surveyor or assigned staff shall review the description for conformance to City records. The submitted document shall be in 8½" by 11" format and shall consist of a written description accompanied by an illustration depicting the description.

Minimum Requirements for the Written Description

Each description shall have a **TITLE**.

The title shall be centered and consist of the following:

EXHIBIT A
LEGAL DESCRIPTION
PAGE XX OF XX

Each description shall have a **CAPTION**.

If there are multiple parcels within a single Exhibit, each parcel should have an identifiable name (Parcel 1, Parcel 2, Parcel A, Parcel B, etc.) along with a caption for each parcel.

Nothing in the Title, Caption or Body shall describe a "use" for the parcel.

Caption shall refer to the underlying lots, blocks, and subdivision. Recording information for metes and bounds description is required. Caption shall also include ¼ Section, Section, Township, Range West of the 6th Principal Meridian, City and County of Denver, State of Colorado, described as follows: (this phrase is to be used when the body is separate from the caption).

Each description can include a **BODY**.

Descriptions shall be written in the simplest form possible; Caption and Body may be combined.

Example:

The West 2.00 feet of Lots ... or
The South 5.00 feet of the parcel described in ...

If a metes and bounds description is required, the Body shall include:

- Use the term "Commencing" if the point you are commencing from is NOT on the boundary that is being described
- Point of Beginning
- Basis of Bearings, if bearings are used
- Locative calls to clearly described bounding elements and/or monuments
- Closure tolerance of 0.01' by 0.01'

Area Statement containing square feet (nearest sq ft) and acres (nearest one ten thousandth of an acre), more or less.

Seal; sign and date across Seal.

Each description shall be prepared by a Colorado Licensed Land Surveyor and include an **AUTHORED BY / PREPARED BY** statement containing the name, professional license number, address, and phone number of the preparer of the description.

Minimum Requirements for the Illustration

Each illustration shall have a **TITLE.**

The title shall be centered and consist of the following:

EXHIBIT A
ILLUSTRATION
PAGE XX OF XX

Nothing in the Illustration shall describe a “use” for the parcel.

The illustration shall show:

- The parcel(s) being described along with the closest north/south and east/west streets
- The parcel(s) should be shown at a scale that fills as much of the sheet as possible, and so that all parcel lines & dimensions are legible
- The boundary should be a solid, heavy line
- North Arrow
- Scale (may include scale bar)
- No hatching or gray fill
- Basis of Bearings, if bearings are used
- Area Statement
- Underlying lots, block, subdivision and or aliquot lines
- Point of Commencement and/or Point of Beginning, if applicable

Seal; sign and date across Seal.

Once approved by CCD Survey Reviewer

When the Exhibit A description and illustration is approved by the CCD Survey Reviewer, provide a signed .pdf, with original dated signature and seal, and a digital file (Word .docx file) containing the description to the CCD Survey Reviewer.

EXHIBIT A

LEGAL DESCRIPTION

SHEET 1 OF 2

A 9.00 foot wide parcel within Lots 5 and 6, Block 16, ELMWOOD ADDITION TO THE CITY OF DENVER, also being a portion of land described in Warranty Deed recorded on May 15th, 1972 in Book 497, Page 540, and also being a portion of land described in Warranty Deed recorded on May 26th, 1972 in Book 504, Page 153, City and County of Denver Clerk and Recorder's Office, lying in the Southwest Quarter of Section 3, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado. The centerline of said 9.00 foot wide parcel is described as follows:

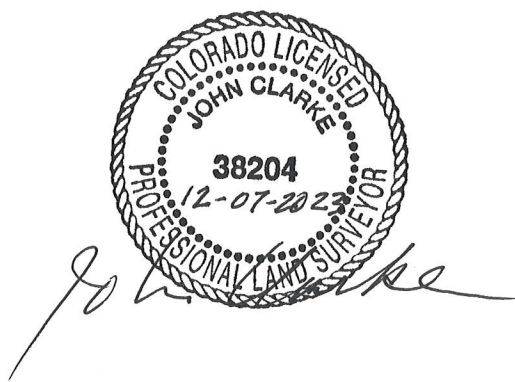
Beginning at a point on the west line of said Lot 6, being 22.32 feet north of the southwest corner of said Lot 6, also being the southwest corner of said land described in Book 497, Page 540;

Thence easterly to a point on the east line of said Lot 6, being 20.66 feet north of the southeast corner of said Lot 6, also being the southeast corner of said land described in Book 497, Page 540, and said centerline there terminating.

The sidelines of said 9.00 foot wide parcel shall be prolonged or shortened to terminate at the west and east lines of said Lots 5 and 6.

Containing 1125 square feet, or 0.0258 acres, more or less.

Prepared: T. Savich
Checked: J. Clarke
For and on behalf of the City
and County of Denver
201 W Colfax Ave, Dept 507
Denver CO 80202
720-865-3116



DENVER
TRANSPORTATION &
INFRASTRUCTURE

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services - Survey
201 W Colfax Ave, Dept 507 | Denver, CO 80202

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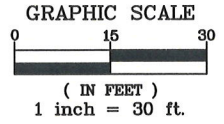
| | |
|--------|----------|
| DRAWN: | TGS |
| DATE: | 12/06/23 |
| SCALE: | N/A |

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

EXHIBIT A ILLUSTRATION

SHEET 2 OF 2

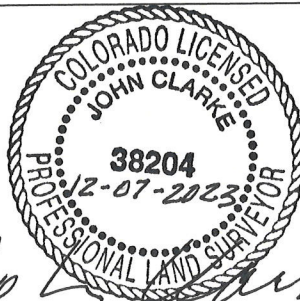
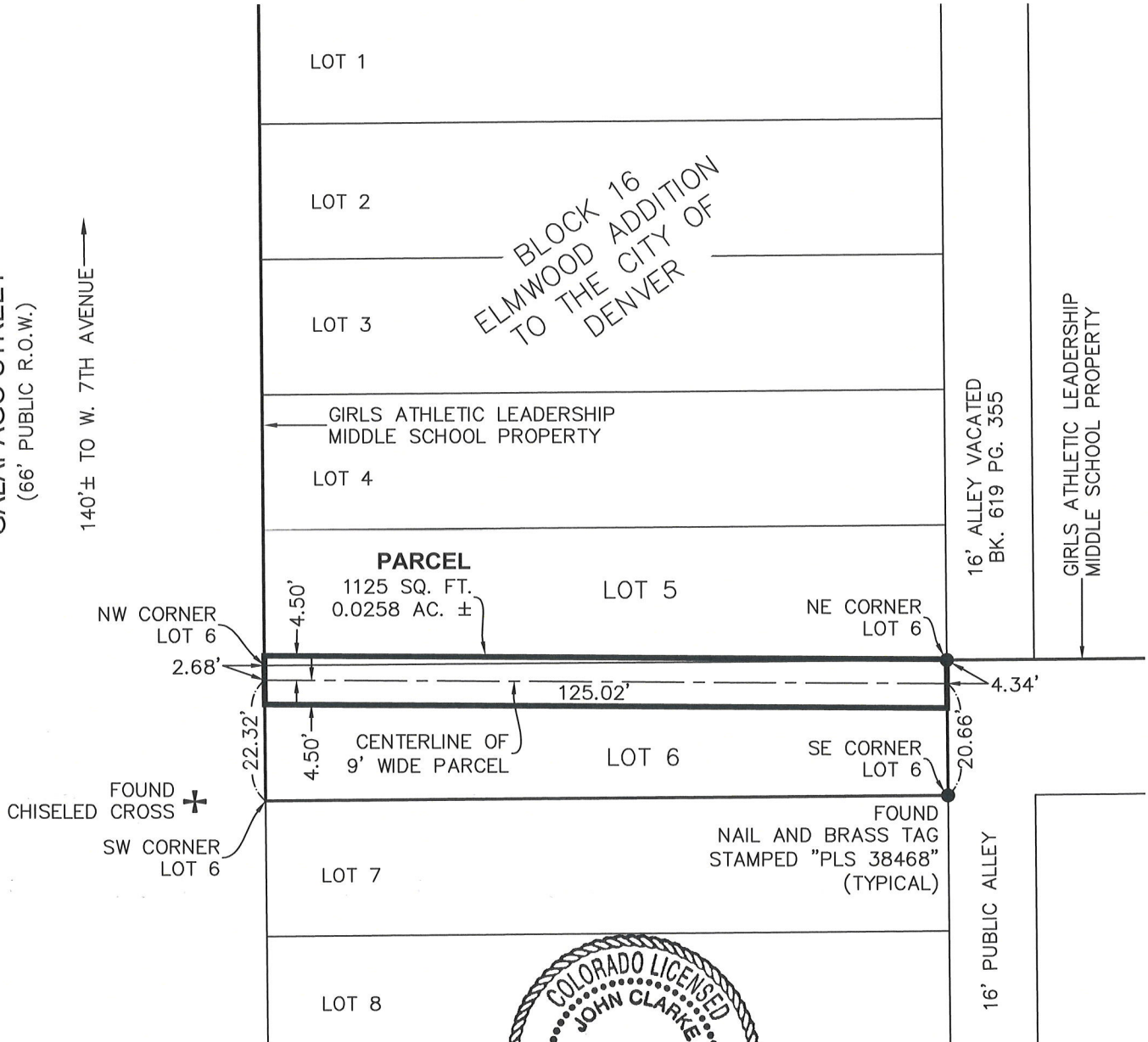
SurvApp



GALAPAGO STREET
(66' PUBLIC R.O.W.)

140'± TO W. 7TH AVENUE

BLOCK 16
ELMWOOD ADDITION
TO THE CITY OF
DENVER



John Clarke



City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services - Survey
201 W Cofax Ave, Dept 507 | Denver, CO 80202

[311](http://311.denvergov.org) | denvergov.org | [Denver 8 TV](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

| | |
|--------|----------|
| DRAWN: | TGS |
| DATE: | 12/06/23 |
| SCALE: | 1" = 30' |

EXHIBIT A

LEGAL DESCRIPTION

SHEET 1 OF 2

A PARCEL OF LAND BEING A PORTION OF LOTS 10 AND 11, BLOCK 12, BOULEVARD GARDENS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, 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 INTERSECTION OF THE 20 FOOT RANGE LINE IN W DARTMOUTH AVE WITH THE VARIABLE RANGE LINE IN S ZUNI ST, AND CONSIDERING SAID VARIABLE RANGE LINE TO BEAR NORTH 00°24'27" EAST, BEING MONUMENTED ON THE NORTH AND SOUTH ENDS BY A NO. 8 REBAR IN A RANGE BOX, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 00°24'27" EAST, ALONG SAID VARIABLE RANGE LINE, 20.00 FEET TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 10;

THENCE SOUTH 89°56'59" WEST, ALONG SAID EASTERLY EXTENSION AND THE SOUTHERLY LINE OF SAID LOT 10, 51.72 FEET TO A POINT 15.92 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 10, AND THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 89°56'59" WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 10 AND 11, 83.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11;

THENCE NORTH 00°20'23" EAST, ALONG THE WESTERLY LINE OF SAID LOT 11, 6.22 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENTION OF THE NORTHERLY LINE OF THE PARCEL DESCRIBED IN SPECIAL WARRANTY DEED RECORDED OCTOBER 28, 2020 AT RECEPTION NO. 2020178061 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE;

THENCE NORTH 89°45'44" EAST, ALONG SAID WESTERLY EXTENSION, 0.15 FEET TO THE NORTHWEST CORNER OF LAST SAID PARCEL;

THENCE SOUTH 00°13'34" WEST, ALONG THE WESTERLY LINE OF LAST SAID PARCEL, 5.00 FEET TO THE SOUTHWEST CORNER OF LAST SAID PARCEL;

THENCE NORTH 89°45'44" EAST, ALONG THE SOUTHERLY LINE OF LAST SAID PARCEL, 85.27 FEET TO THE WESTERLY LINE OF PARCEL 13-B, ORDINANCE NO. 330, SERIES OF 2003 RECORDED MAY 29, 2003 AT RECEPTION NO. 2003104956 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE;

THENCE SOUTH 45°20'26" WEST, ALONG LAST SAID WESTERLY LINE, 2.14 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 116 SQUARE FEET OR 0.0027 ACRES, MORE OR LESS.

PREPARED BY BRIAN J. PFOHL, P.L.S. 38445
FOR AND ON BEHALF OF THE CITY AND COUNTY OF DENVER
201 W COLFAX AVE, DEPT 507
DENVER, COLORADO
720.913.1311

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services - Survey
201 W Colfax Ave, Dept 507 | Denver, CO 80202



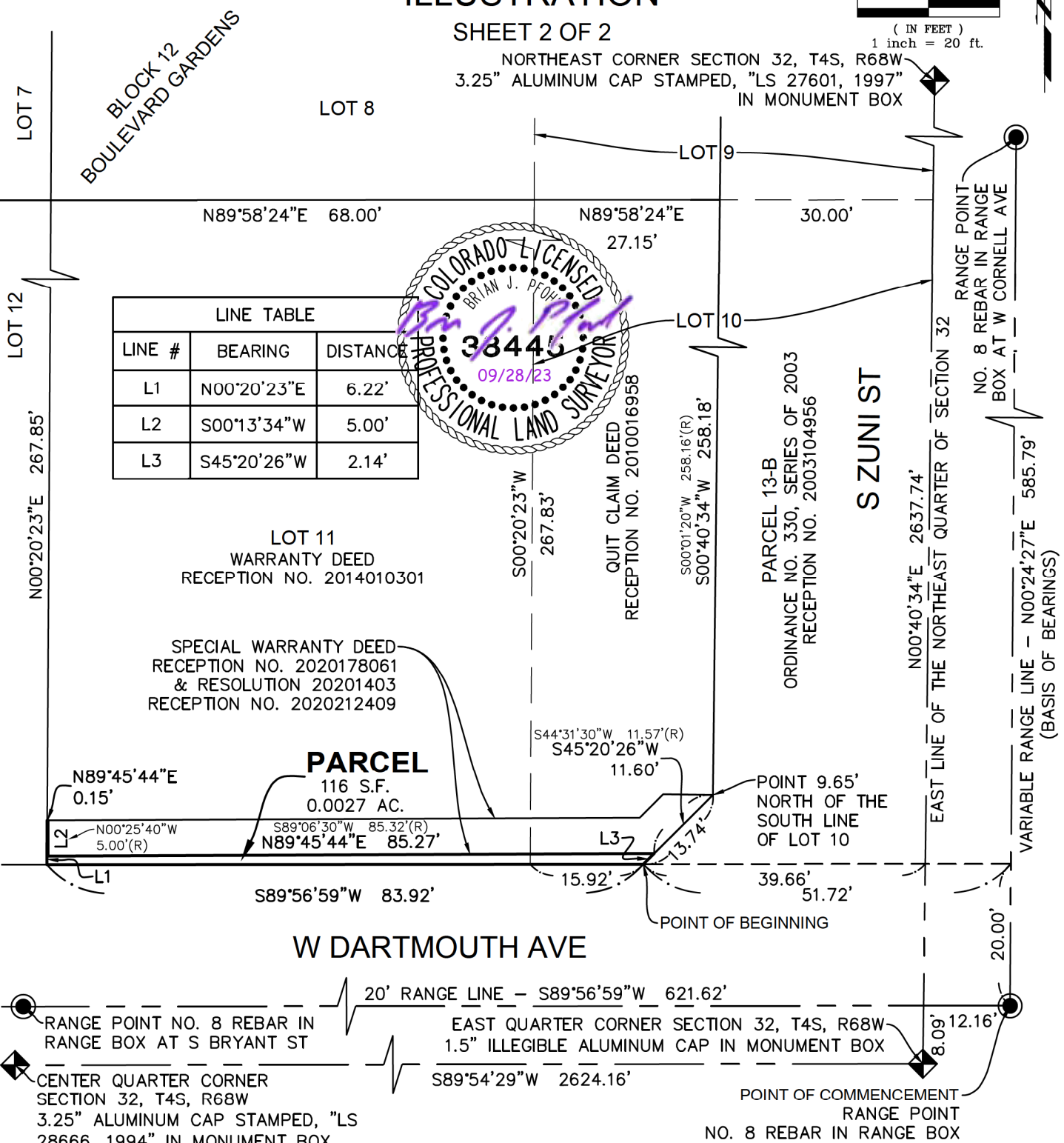
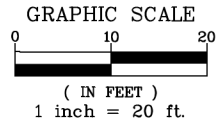
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

(R) = RECORD DIMENSION, RECEPTION NO. 2020178061

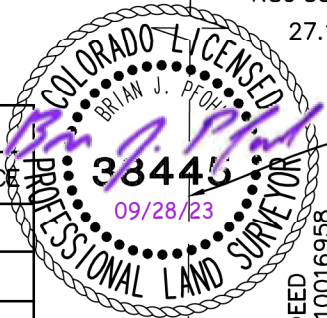
EXHIBIT A ILLUSTRATION

SHEET 2 OF 2

NORTHEAST CORNER SECTION 32, T4S, R68W
3.25" ALUMINUM CAP STAMPED, "LS 27601, 1997"
IN MONUMENT BOX



| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L1 | N00°20'23"E | 6.22' |
| L2 | S00°13'34"W | 5.00' |
| L3 | S45°20'26"W | 2.14' |



LOT 11
WARRANTY DEED
RECEPTION NO. 2014010301

SPECIAL WARRANTY DEED
RECEPTION NO. 2020178061
& RESOLUTION 20201403
RECEPTION NO. 2020212409

PARCEL
116 S.F.
0.0027 AC.

N89°45'44"E 0.15'
N00°25'40"W 5.00'(R)
S89°06'30"W 85.32'(R)
N89°45'44"E 85.27'

QUIT CLAIM DEED
RECEPTION NO. 2010016958

PARCEL 13-B
ORDINANCE NO. 330, SERIES OF 2003
RECEPTION NO. 2003104956

| | | |
|--|---|---|
| | City and County of Denver Department of Transportation & Infrastructure Right-of-Way Services - Survey 201 W Colfax Ave, Dept 507 Denver, CO 80202 311 denvergov.org Denver 8 TV Facebook Twitter Instagram | DRAWN: BJP DATE: 09/28/23 SCALE: 1" = 20' |
|--|---|---|