

Legal Description
Brookside Alley Vacation

LEGAL DESCRIPTION:

A portion of the Public Alley, being variable in width, as shown upon the plat of 1520 South Nevada Subdivision, recorded May 17, 2003, under Reception Number 213713322 in the Official Records of El Paso County, State of Colorado, lying within the Southwest Quarter of Section 19, Township 14 South, Range 66 West of the 6th P.M., being more particularly described as follows:

BEGINNING at the Northeast corner of that parcel described in the Warranty Deed recorded under Reception Number 208014813 of said Official Records; thence along the North line of said parcel, S°88'36'56"W (Bearings are relative to the North line of that parcel described in the Warranty Deed recorded under Reception Number 208014813 of the Official Records of El Paso County, State of Colorado, being monumented at the East end by a found No. 4 rebar with no cap, flush with grade, and at the West end No. 4 rebar with a 1" yellow plastic cap, being illegible and flush with grade, and measured to bear S88°36'56", a distance of 150.08 feet.), a distance of 150.08 feet, to the Northwest corner of said parcel; thence along the East line of that parcel as described in the document recorded under Reception Number 208058705 of said Official Records, N01°02'00"W, a distance of 8.00 feet, to a point on the South line of that parcel described in the Quit Claim Deed recorded under Reception Number 206087223 of said Official Records; thence along said South line, and along the South line of that parcel described in the Quit Claim Deed recorded under Reception Number 206087225 of said Official Records, N88°36'56"E, a distance of 193.25 feet; thence leaving said South line, S01°23'04"E, a distance of 16.00 feet, to the Northeast corner of that parcel described in the Warranty Deed recorded under Reception Number 207047830 of said Official Records; thence along the North line of said parcel, S88°36'56"W, a distance of 43.26 feet, to the Northwest corner of said parcel; thence along the East line of that parcel described in said Warranty Deed recorded under Reception Number 208014813, N01°02'00"W, a distance of 8.00 feet, to the POINT OF BEGINNING.

Said parcel contains 1,892 S.F. or 0.043 acres, more or less.