

PW Legal Description No. 2019-DEDICATION-0000095-001

A parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 27th day of August 2019, at Reception No. 2019115374 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

A PORTION OF LOTS 17 THROUGH 25 INCLUSIVE, BLOCK 3, SHERMAN SUBDIVISION, TOGETHER WITH A PORTION OF A PUBLIC ALLEY VACATED PER ORDINANCE 102, SERIES OF 1941, LOCATED IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE BEARING OF THE 20' RANGE LINE IN E. ARIZONA AVENUE BETWEEN S. LOGAN STREET AND S. PENNSYLVANIA STREET BEING NORTH 89°48'01" WEST A DISTANCE OF 328.86' BETWEEN A FOUND 1.25" ORANGE PIN AND CAP IN A RANGE BOX AT THE WEST END OF SAID RANGE LINE AND A FOUND 2" ALUMINUM CAP IN MONUMENT BOX AT EAST END OF SAID RANGE LINE.

COMMENCING AT SAID 2" ALUMINUM CAP AT S. PENNSYLVANIA STREET AND E. ARIZONA AVENUE; THENCE ALONG A 20' RANGE LINE BETWEEN S. PENNSYLVANIA STREET AND S. PEARL STREET NORTH 89°44'45" WEST A DISTANCE OF 194.03 FEET; THENCE DEPARTING SAID 20' RANGE LINE NORTH 00°15'15" EAST 20 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF E. ARIZONA AVENUE, ALSO BEING ON THE SOUTH LINE OF SAID LOT 25, AND THE POINT OF BEGINNING.

THENCE NORTH 89°44'45" WEST, ALONG SAID NORTH RIGHT OF WAY AND SOUTH LINE OF LOT 25, A DISTANCE OF 5.30 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY AND SOUTH LINE, PARALLEL WITH AND 4 FEET SOUTHWEST OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF E. BUCHTEL BLVD, NORTH 40°42'18" WEST, A DISTANCE OF 226.97 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 18; THENCE NORTH 00°14'22" EAST ALONG SAID EAST LINE OF LOTS 17 & 18, ALSO BEING THE EAST RIGHT OF WAY LINE OF S. PENNSYLVANIA STREET, A DISTANCE OF 6.10 FEET TO A POINT 2.04 FEET NORTH OF THE NORTH LOT LINE OF LOT 18; THENCE DEPARTING SAID EAST LINE AND EAST RIGHT OF WAY LINE, SOUTH 40°42'18" EAST ALONG THE SOUTH EASTERLY RIGHT OF WAY LINE OF E. BUCHTEL BLVD. 235.05 FEET TO A POINT OF BEGINNING.

CONTAINING 924 SQ. FT. OR 0.021 ACRES MORE OR LESS.