

PW Legal Description No. 2016-Dedication-0000230-001

THE WESTERLY 4.00 FEET EXCEPT FOR THE SOUTHERLY 6.00 FEET OF THAT PARCEL OF LAND DESCRIBED AS PARCEL "A" CONVEYED BY WARRANTY DEED TO THE CITY & COUNTY OF DENVER, RECORDED ON THE 3<sup>RD</sup> OF NOVEMBER 2016, BY RECEPTION NUMBER 2016153651 IN THE CITY AND COUNTY OF DENVER, CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

LAND DESCRIPTION PARCEL A

A PARCEL OF LAND BEING A PORTION OF LOTS 1, 2, 3, 4, BLOCK 3, GARDEN PLACE AND LOTS 41, 42, 43, 44, LEETS SUBDIVISION A PART OF BLOCK 3, GARDEN PLACE LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 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 NORTHWEST CORNER OF SAID LOT 41, LEETS SUBDIVISION A PART OF BLOCK 3, GARDEN PLACE SAID POINT BEING THE POINT OF BEGINNING;  
THENCE ALONG THE NORTHERLY LINE OF SAID LOT 41, N89°56'56"E A DISTANCE OF 4.00 FEET;  
THENCE ALONG A LINE 4.00 FEET EASTERLY OF AND PARALLEL WITH WESTERLY LINE OF SAID LOTS 1, 2, 3, 4, 41, 42, 43, AND 44, S00°10'50"E A DISTANCE OF 193.99 FEET;  
THENCE ALONG A LINE 6.00 FEET NORTHERLY OF AND PARALLEL WITH SOUTHERLY LINE OF SAID LOT 1, N89°45'26"E A DISTANCE OF 153.99 FEET;  
THENCE N45°14'25"E A DISTANCE OF 6.81 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1;  
THENCE ALONG THE SAID EASTERLY LINE OF LOT 1, S09°35'56"W A DISTANCE OF 1.72 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET RECORDED AT RECEPTION NO. 9700107156;  
THENCE ALONG SAID WESTERLY LINE S45°14'25"W A DISTANCE OF 12.96 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1;  
THENCE ALONG THE SAID SOUTHERLY LINE, S89°45'26"W A DISTANCE OF 153.32 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;  
THENCE ALONG THE SAID WESTERLY LINE OF LOTS 1, 2, 3, 4, 41, 42, 43, AND 44, N00°10'50"W A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.039 ACRES OR 1,720 SQUARE FEET MORE OR LESS.

BASIS OF BEARINGS

AN ASSUMED BEARING OF N89°45'30"E BEING A 16 FOOT RANGE LINE LOCATED WITHIN 45<sup>TH</sup> AVENUE BETWEEN TWO MONUMENTS 518.53 FEET APART; ONE MONUMENT BEING A 1" SQUARE BAR IN A RANGE BOX AT THE INTERSECTION OF PENNSYLVANIA STREET AND 45<sup>TH</sup> AVENUE AND THE OTHER MONUMENT BEING A FOUND 2" DIAMETER ALUMINUM CAP STAMPED "JACOBS ENG" FLUSH WITH ROADWAY AT THE INTERSECTION OF WASHINGTON STREET AND 45<sup>TH</sup> AVENUE.

