

PW Legal Description No.2017-Dedication-0000233-001

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 17TH DAY OF OCTOBER 2018 AT RECEPTION NUMBER 2018134882 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOTS 2 AND 3, BLOCK 1, MONTELIUS AND WALKER'S ADDITION, TOGETHER WITH A PORTION OF THE ALLEY VACATED BY ORDINANCE NO. 348, SERIES OF 1972, LYING EAST OF THE EAST LINE OF LOT 3, EXTENDED SOUTHERLY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, SAID BLOCK 1;

THENCE SOUTH 89°59'49" WEST ALONG THE NORTH LINE OF SAID BLOCK 1, A DISTANCE OF 57.01 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°02'46" WEST, A DISTANCE OF 55.07 FEET;

THENCE SOUTH 28°15'17" EAST, A DISTANCE OF 29.53 FEET;

THENCE SOUTH 00°02'46" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH LINE OF SAID VACATED ALLEY;

THENCE SOUTH 89°59'46" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 6.99 FEET;

THENCE NORTH 00°02'38" EAST, A DISTANCE OF 41.00 FEET;

THENCE NORTH 30°49'24" WEST, A DISTANCE OF 17.56 FEET;

THENCE NORTH 00°02'46" EAST, A DISTANCE OF 85.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3;

THENCE NORTH 89°59'49" EAST ALONG SAID NORTH LINE, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 867 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH 20' RANGE LINE IN WEST ARCHER PLACE BETWEEN BROADWAY AND SOUTH BANNOCK STREET AS MONUMENTED AT EITHER END WITH A 1" SPIKE IN RANGE BOX, ASSUMED TO BEAR NORTH 89°58'30" WEST.