

PW Legal Description No. 2015-Dedication-0000024-001

A parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded on the 26th day of January, 2016, at Reception Number 2016009788 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

A parcel of land located in a portion Lots 1 and 48, Block 8, Warren's University Heights being in the Northwest Quarter of Section 30, Township 4 South, Range 67 West of the 6<sup>th</sup> Principle Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 48;

THENCE S00°23'01"E along the Easterly line of said Lot 48, a distance of 11.75 feet;

THENCE S89°30'12"W, a distance of 91.97 feet;

THENCE S89°16'35"W, a distance of 24.80 feet;

THENCE S86°38'12"W and non-tangent with the following described curve, a distance of 100.59 feet;

THENCE along a southerly line of Interstate 25 Right-Of-Way and along a curve turning to the right with a radius of 42.25 feet, with an arc length of 9.14 feet, with a chord bearing of N80°10'57"E, with a chord length of 9.12 feet;

THENCE N85°42'44"E non-tangent with the previously described curve and continuing along a southerly line of Interstate 25 Right-Of-Way, a distance of 84.83 feet to the southerly most corner of land described at Reception Number 200106339;

THENCE N72°57'50"E along the southerly line of land described at Reception Number 2001063329, a distance of 34.54 feet;

THENCE N89°31'39"E along the northerly line of said Lot 48, a distance of 90.50 feet to the POINT OF BEGINNING.

Containing 1,447 square feet (0.033 acres), more or less.