

PARCEL DESCRIPTION

THAT PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11th OF APRIL 2017, BY RECEPTION NO. 2017048385, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE, STATE OF COLORADO.

LAND DESCRIPTION

THAT CERTAIN PORTION OF LOTS 21 THROUGH 39, INCLUSIVE, BLOCK 299, CLEMENT'S ADDITION TO THE CITY OF DENVER, IN THE CITY AND COUNTY DENVER, STATE OF COLORADO, PER PLAT RECORDED IN BOOK 1, PAGE 11 OF PLATS, IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 21, BLOCK 299;

THENCE ALONG THE WESTERLY LINE OF SAID LOTS 21 THROUGH 39, INCLUSIVE, BLOCK 299, NORTH 00°10'44" WEST, 469.72 FEET TO A POINT DISTANT SOUTHERLY 32.00 FEET FROM THE NORTHWESTERLY CORNER OF LOT 40, BLOCK 299, SAID CLEMENT'S ADDITION TO THE CITY OF DENVER;

THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 40, BLOCK 299, NORTH 89°48'46" EAST, 2.00 FEET;

THENCE PARALLEL WITH SAID WESTERLY LINE, SOUTH 00°10'44" EAST, 469.72 FEET TO THE SOUTHERLY LINE OF SAID LOT 21, BLOCK 299;

THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°49'38" WEST, 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 939 SQUARE FEET OR 0.022 ACRES, MORE OR LESS.

ROBERT D. SNODGRASS, PLS 36580
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF
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