

**PW Legal Description No. 2014-0051-06-001**

**A parcel of land located in the Northeast 1/4 of Section 25, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, said parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 25th of October 1999 by Reception Number 9900185507 in the City and County of Denver Clerk & Recorder's Office being more particularly described as follows:**

**A portion of Tract B, Block 2, Park Villa Subdivision, As recorded by Ordinance 44 of the Series of 1960, in the Clerk and Recorder's Office for the City and County of Denver, described as follows: Beginning at the Southwest Corner of a right of way parcel for South Colorado Boulevard recorded May 29, 1961 in Book 8680 at Page 200 in said Clerk and Recorder's Office; thence North 89°53'30" West along the northerly right of way of Warren Avenue, 15.00 feet; thence North 00°00'00" West along a line 15.00 feet west of and parallel with said westerly right of way, 352.49 feet; thence North 90°00'00" West, 3.50 feet; thence North 00°00'00" West along a line 18.50 feet west of and parallel with said westerly right of way, 88.30 feet; thence North 90°00'00" East, 3.50 feet; thence along a line 15 feet west of and parallel with said westerly right of way, 111.71 feet ; thence North 44°56'45" West 12.74 feet to the southerly right of way of Evans Avenue; thence South 89°53'30" East along said southerly right of way, 15.00 feet to the southwesterly line of a right of way parcel recorded November 13, 1991 under Reception No. 91-0111703 in said Clerk and Recorder's Office; thence South 44°56'45" East along said southwesterly line, 12.74 feet to said westerly right of way of South Colorado Boulevard; thence South 00°00'00" West along said westerly right of way, 552.50 feet to the point of beginning, City and County of Denver, Sate of Colorado.**

**Bearings are based on the westerly right of way for South Colorado Boulevard as monumented at Evans Avenue and Warren Avenue by a chiseled + and assumed to bear North 00°00'00" West.**