

LEGAL DESCRIPTION:

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY & COUNTY OF DENVER, RECORDED ON OCTOBER 11, 2013 BY RECEPTION NUMBER 2013149884 IN THE CITY AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE, STATE OF COLORADO.

A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING A PORTION OF LOTS 27 THROUGH 30, INCLUSIVE, RE-SUBDIVISION OF BLOCK 12 HIGHLAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE EAST LINE OF LOTS 27 THROUGH 30, INCLUSIVE, RE-SUBDIVISION OF BLOCK 12 HIGHLAND, MONUMENTED BY A FOUND 1.25" YELLOW PLASTIC CAP STAMPED P.L.S. #37929 AT THE NORTHEASTERLY CORNER OF SAID LOT 30 AND A FOUND 1.25" YELLOW PLASTIC CAP STAMPED P.L.S. #37929 AT THE SOUTHEASTERLY CORNER OF SAID LOT 27, SAID LINE BEARING SOUTH 00°03'12" EAST A DISTANCE OF 103.03 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 30, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF WEST 25TH AVENUE; THENCE SOUTH 00°03'12" EAST ALONG THE EASTERLY LINES OF SAID LOTS 27 THROUGH 30, INCLUSIVE, RE-SUBDIVISION OF BLOCK 12 HIGHLAND, SAID EASTERLY LINES ALSO BEING THE BASIS OF BEARINGS, A DISTANCE OF 103.03 FEET; THENCE NORTH 89°59'19" WEST ALONG THE SOUTHERLY LINE OF LOT 27 A DISTANCE OF 3.00 FEET; THENCE NORTH 00°03'12" WEST A DISTANCE OF 103.03 FEET; THENCE NORTH 89°59'44" EAST A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING.

CONTAINING ±309 SQUARE FEET OR ±0.007 ACRES MORE OR LESS.