

A parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 28th day of January 2019, at Reception No. 2019009362 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 being a portion of Lots 44 through 49, inclusive, Block 7, Hoyt and Robinson's Addition to Denver, situated in the Southeast Quarter of Section 28, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at the Southwest Quarter Corner of said Lot 49;
Thence North 00°25'19" West along the west line of said Block 7, a distance of 143.30 feet to a point 7.00 feet south of the northwest corner of said Lot 44;
Thence North 89°43'40" East along a line 7.00 feet south of and parallel with the north line of said Lot 44, a distance of 4.00 feet;
Thence South 00°25'19" East along a line 4.00 feet east of and parallel with the west line of said Block 7, a distance of 143.30 feet to a point on the south line of said Lot 49;
Thence South 89°43'50" West along said line, a distance of 4.00 feet to the Point of Beginning.

Said parcel contains 573 square feet or 0.01 acres, more or less.

Basis of Bearings: Bearings are based on the 28-foot range line in Inca Street between 29th Avenue and the BNSF Railroad, monumented by a bare #8 rebar in range box at each end, assumed to bear South 00°25'19" East.