

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 15TH DAY OF FEBRUARY 2019, AT RECEPTION NUMBER 2019018679 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 9, THENCE ALONG SAID NORTHERLY LINE, S89°44'06"W, 1301.91 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH SYRACUSE STREET EXTENDED, THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, S00°11'16"E, 978.06 FEET TO A POINT 4.01 FEET NORTHERLY OF THE MOST NORTHERLY POINT OF PARCEL 1, AS DESCRIBED IN ORDINANCE NO. 515, SERIES 1978, AND THE POINT OF BEGINNING.

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE ALONG A LINE 2.00 FEET NORTHEASTERLY AND PARALLEL WITH SAID EASTERLY RIGHT-OF-WAY LINE, S30°05'22"E A DISTANCE OF 40.12 FEET;

THENCE S00°11'16"E A DISTANCE OF 4.01 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE AND AN ANGLE POINT OF SAID PARCEL 1;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID PARCEL 1, N30°05'22"W A DISTANCE OF 40.12 FEET TO SAID MOST NORTHERLY POINT OF PARCEL 1;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N00°11'16"W A DISTANCE OF 4.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.002 ACRES OR 80 SQUARE FEET MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 9 ASSUMED TO BEAR N00°06'13"W AND BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP PLS #22103 AT THE CENTER QUARTER CORNER AND A FOUND 3-1/4" DWDBRASS CAP IN RANGE BOX PLS #16398 AT THE NORTH QUARTER CORNER.

