

PW Legal Description No. 2018-Dedication-0000219-002

A parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 3rd day of April 2019, at Reception No. 2019038106 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 THE WEST FIVE FEET OF LOT 1, AND THE WEST FIVE FEET OF LOTS 2 THROUGH 10, INCLUSIVE, BLOCK 6, BOULEVARD ADDITION TO DENVER, SAID SUBDIVISION PLAT RECORDED IN THE COUNTY OF ARAPAHOE, STATE OF COLORADO IN BOOK 2, PAGE 60; SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10;
THENCE S89°53'26"E, ALONG THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 5.00 FEET;
THENCE S00°00'50"W A DISTANCE OF 243.50 FEET TO A POINT 6.50 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1;
THENCE N89°53'26"W A DISTANCE OF 5.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1;
THENCE N00°00'50"E, ALONG THE WEST LINE OF SAID LOTS 1 THROUGH 10, A DISTANCE OF 243.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 1,218 SQUARE FEET OR 0.028 ACRES MORE OR LESS.