

LEGAL DESCRIPTION:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY & COUNTY OF DENVER, RECORDED ON FEBRUARY 25, 2013 BY RECEPTION NUMBER 2013024829 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 FRONT VIEW CRESCENT DRIVE THAT WAS VACATED BY ORDINANCE NO. 43, SERIES 1968 LOCATED ON THE NORTH SIDE OF LOT 7, BLOCK 5, RIVER FRONT IN THE TOWN OF HIGHLANDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON A 20 FOOT RANGE LINE IN CLAY STREET MONUMENTED BY A 2.5" ALUMINUM CAP (ILLEGIBLE) IN A RANGE BOX FOUND AT THE INTERSECTION OF FRONT VIEW CRESCENT DRIVE AND CLAY STREET AND A 2" ALUMINUM CAP (ILLEGIBLE) IN A RANGE BOX FOUND AT THE INTERSECTION OF WEST 20TH AVENUE AND CLAY STREET, SAID LINE BEARING NORTH 00°06'00" WEST, A DISTANCE OF 786.88 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE HERETO.

COMMENCING AT SAID 2.5" ALUMINUM CAP IN A RANGE BOX FOUND AT THE INTERSECTION OF FRONT VIEW CRESCENT DRIVE AND CLAY STREET;
THENCE ALONG A 30.65' RANGE LINE IN FRONT VIEW CRESCENT DRIVE, SOUTH 76°53'32" EAST A DISTANCE OF 20.70 FEET; THENCE DEPARTING SAID 30.65' RANGE LINE SOUTH 00°06'00" EAST A DISTANCE OF 31.48 FEET TO THE NORTHWEST CORNER OF SAID LOT 7, BLOCK 5 AND THE NORTHWEST CORNER OF SAID ORDINANCE NO. 43, SERIES 1968, A FOUND #3 REBAR AND **THE POINT OF BEGINNING**;
THENCE SOUTH 76°53'32" EAST ON THE NORTH LINE OF SAID ORDINANCE NO. 43 SERIES 1968 A DISTANCE OF 182.82 FEET TO THE NORTHEAST CORNER OF SAID ORDINANCE NO. 43 SERIES 1968, A FOUND NAIL AND BRASS WASHER STAMPED P.L.S. #37929; THENCE SOUTH 00°06'00" EAST ON THE EAST LINE OF SAID ORDINANCE NO. 43 SERIES 1968 A DISTANCE OF 9.60 FEET TO THE NORTHEAST CORNER OF SAID LOT 7, BLOCK 5, RIVER FRONT IN THE TOWN OF HIGHLANDS; THENCE NORTH 76°53'32" WEST ON THE NORTH LINE OF SAID LOT 7, BLOCK 5, A DISTANCE OF 182.82 FEET TO THE NORTHWEST CORNER OF SAID LOT 7, BLOCK 5, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID ORDINANCE NO. 43 SERIES 1968; THENCE NORTH 00°06'00" WEST ON THE WEST LINE OF SAID ORDINANCE NO. 43 SERIES 1968 A DISTANCE OF 9.60 FEET TO **THE POINT OF BEGINNING**.

CONTAINING ±1,709 SQUARE FEET OR ±0.039 ACRES MORE OR LESS.