

PW Legal Description No. 2013-0522-06-001

A parcel of land situated in the NE $\frac{1}{4}$ of Section 27, Township 3 South, Range 68 West, City and County of Denver, and conveyed by Warranty Deed to the City and County of Denver, recorded on the 22nd day of May, 2015, at Reception No. 2015066199 in the City and County of Denver Clerk & Recorder's office, State of Colorado, being more particularly described as follows:

Beginning at the Northwesterly R.O.W. Line of Brighton Boulevard at its point of intersection with the Northeasterly R.O.W. Line of 31st Street;
Thence N44°58'13"W along the Northeasterly R.O.W. Line of 31st Street, a distance of 15.00 feet;
Thence N45°06'48"E a distance of 599.59 feet;
Thence S45°00'08"E a distance of 15.00 feet to a point on the Northwesterly R.O.W. Line of Brighton Boulevard;
Thence S45°06'48"W along said Northwesterly R.O.W. Line, a distance of 599.59 feet to the Point of Beginning.

Basis of Bearings:

Bearings are based on the Easterly Line of second parcel conveyed to the City and County of Denver by deed recorded in Book 5339 at Page 231 and Southeasterly R.O.W. Line of Arkins Court bearing N17°45'58"W, monumented on the northerly corner and southerly corner by a found 1" yellow illegible plastic cap.