

Being that parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 1st day of November 2018, at Reception No. 2018141515 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 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING THAT PAT OF 4, 5, AND THE NORTH 5/6 OF LOT 6, BLOCK 5, RATHBONE SUBDIVISION, CITY AND COUNTY OF DENVER, BEING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2.5" ALUMINUM CAP IN RANGE BOX IN THE INTERSECTION OF WEST 22ND AVE. AND ELIOT ST.  
THENCE S50°36'56"E, A DISTANCE OF 221.23 FEET TO THE NORTHEAST CORNER OF LOT 4, ALSO BEING THE POINT OF BEGINNING;  
THENCE S00°00'44"E, A DISTANCE OF 70.81 FEET;  
THENCE S89°55'40"W, A DISTANCE OF 2.00 FEET;  
THENCE N00°00'44"W, A DISTANCE OF 70.81 FEET;  
THENCE N89°59'16"E, A DISTANCE OF 2.00 FEET MORE OF LESS TO THE POINT OF BEGINNING.

CONTAINING ±142 SQUARE FEET (0.003 ± ACRES) MORE OR LESS

BASIS OF BEARINGS: A 19.95 FOOT RANGE LINE IN DECATUR STREET BETWEEN WEST 22ND AVENUE AND WEST 21ST AVENUE HAVING AN ASSUMED BEARING OF S00°01'23"E, A DISTANCE OF 439.96 FEET BETWEEN AN AXEL IN RANGE BOX AT THE INTERSECTION OF DECATUR STREET AND WEST 22ND AVENUE AND A 1 INCH BRASS PLUG IN GUTTER AT THE INTERSECTION OF DECATUR STREET AND WEST 21ST AVENUE.