

A parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 20th day of February 2019, at Reception No. 2019019736 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:

The East 2.00 feet of Lots 25 & 26. Thomas Resubdivision of Block 15, Cheltenham Heights Subdivision more particularly described as follows:

Commencing at a found 2-inch aluminum cap in the intersection of West 18th Ave. and N. Irving St.;

Thence S50°42'04"E, a distance of 260.28 feet to a point on the Northeast corner of Lot 26, also being the Point of Beginning;

Thence S89°55'11"E, a distance of 2.00 feet along the North line of said Lot 26;

Thence S00°01'44"W, departing said North line of said Lot 26, a distance of 50.15 feet;

Thence N89°54'01"W, a distance of 2.00 feet;

Thence N00°01'44"E, a distance of 50.15 feet more or less, to the Point of Beginning.

Containing 100.3 square feet (0.0023 ± acres) more or less.

BASIS OF BEARINGS: Bearings are based on the west range line of Thomas' Resubdivision of Block 15 Cheltenham Heights between the found 3" brass cap in the intersection of W. 17th Ave. and N. Irving St. and the found 2" aluminum cap in the intersection of W. 18th Ave. and N. Irving St., assumed to bear N00°01'44"E.