

Being that parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 6th day of August 2018, at Reception No. 2018097175 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

2018-DEDICATION-0000097-001

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 NORTH 3.00 FEET OF LOTS 15, 16,17 AND 18, THE EAST 3 FEET OF LOT 15 AND THE NORTHEAST CORNER FORMED BY A 20.00 FOOT BY 20.00 FOOT TRIANGLE WHICH IS THREE FEET WEST OF THE EASTERLY LINE OF LOT 15 AND THREE FEET SOUTH OF THE NORTHERLY LINE OF LOT 15, BLOCK 30, CHELTENHAM HEIGHTS SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND RANGE POINT BEING A 2.5" ALUMINUM CAP (L.S. #16116) FOUND IN THE INTERSECTION OF LOWELL BOULEVARD AND WEST CONEJOS PLACE.

THENCE N84°59'54"E, A DISTANCE OF 226.91 FEET TO THE SOUTHEAST CORNER OF LOT 15, ALSO BEING THE POINT OF BEGINNING;

THENCE N89°56'04"W, A DISTANCE OF 3.00 FEET;
THENCE N00°02'34"W, A DISTANCE OF 107.61 FEET;
THENCE N44°57'57"W, A DISTANCE OF 28.32 FEET;
THENCE N89°53'21"W, A DISTANCE OF 77.08 FEET;
THENCE N00°02'54"W, A DISTANCE OF 3.00 FEET;
THENCE S89°53'21"E, A DISTANCE OF 100.08 FEET;
THENCE S00°02'34"E, A DISTANCE OF 130.61 FEET TO THE POINT OF BEGINNING;

CONTAINING 883 SQUARE FEET (0.020 ± ACRES) MORE OR LESS.

BASIS OF BEARINGS: BASIS OF BEARING USED FOR THIS SURVEY IS THE 20.0' RANGE LINE FOUND IN W. CONEJOS PLACE DEFINED BY THE MONUMENTS SHOWN HEREON WITH AN ASSUMED BEARING OF S89°56'04"E.