

PW Legal Description No. 2018-DEDICATION-0000232-001

A PORTION OF THAT PARCEL OF CONVEYED BY BARGAIN & SALE DEED TO THE CITY & COUNTY OF DENVER, RECORDED ON THE 14TH OF JULY 1993, BY RECEPTION NUMBER R-93-0091073 IN THE CLERK AND RECORDER'S OFFICE, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, BEING A PORTION OF NO. B-4, OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, PROJECT NO. 92-117, CONTAINING 3,788 SQUARE FEET, MORE OR LESS, BEING A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF BLOCK 3, HOYT & ROBINSON'S ADDITION TO DENVER;

- (1) THENCE S 44°59'13" W ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 3, A DISTANCE OF 235.06 FEET TO THE MOST WESTERLY CORNER OF LOT 11, SAID BLOCK 3;
- (2) THENCE N 45°00'47" W ALONG THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID LOT 11, BLOCK 3 A DISTANCE OF 44.10 FEET TO THE POINT OF BEGINNING;
- (3) THENCE S 45°00'15" W A DISTANCE OF 83.67 FEET TO A POINT ON THE WEST LINE OF SAID HOYT AND ROBINSON'S ADDITION TO DENVER;
- (4) THENCE N 00°01'13" E ALONG THE WEST LINE, A DISTANCE OF 118.26 FEET TO A PONT ON THE SOUTHWESTERLY LINE OF LOT 15, BLOCK 4, HOYT AND ROBINSON'S ADDITION TO DENVER;
- (5) THENCE S 45°00'47" E ALONG SAID SOUTHWESTERLY LINE OF LOT 15, A DISTANCE OF 83.60 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL CONTAINS 3,498 SQUARE FEET (0.08 ACRES) MORE OR LESS.

THE BASIS OF BEARING IS THE RANGE LINE IN WYNKOOP STREET FROM 18TH STREET TO 19TH STREET BEING N 45°00'00" E AS DEFINED BY 1" STEEL PINS IN CITY AND COUNTY OF DENVER RANGE BOXES AT THE ABOVE INTERSECTIONS OF STREETS.

EXCEPTING THAT PARCEL OF LAND CONVEYED BY BARGAIN & SALE DEED TO ROHR INVESTMENTS, INCORPORATED, RECORDED ON THE 2ND OF AUGUST 2007, BY RECEPTION NUMBER 2007121846 IN THE CLERK AND RECORDER'S OFFICE, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE ¼) OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF BLOCK 3, HOYT AND ROBINSON'S ADDITION TO DENVER; THENCE S 44°59'13" W ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 3, A DISTANCE OF 235.06 FEET TO THE MOST WESTERLY CORNER OF LOT 11, SAID BLOCK 3;
THENCE N 45°00'47" W ALONG THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID LOT 11, BLOCK 3, A DISTANCE OF 127.70 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION WITH THE WEST LINE OF SAID HOYT AND ROBINSON'S ADDITION TO DENVER;

THENCE S 00°01'13" W ALONG SAID WEST LINE A DISTANCE OF 54.33 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WEWATTA STREET, AS SHOWN ON THE PLAT OF THE COMMONS SUBDIVISION - FILING NO. 5 FILED WITH THE CLERK AND RECORDER, CITY AND COUNTY OF DENVER, AT RECEPTION NO. 2003131146;

THENCE EASTERLY AND NORTHEASTERLY ALONG SAID RIGHT-OF-WAY EXTENDED, SAID RIGHT-OF-WAY EXTENDED ALSO BEING A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 222.50 FEET, A CENTRAL ANGLE OF 10°55'06", AND A CHORD WHICH BEARS N 69°45'37" E A DISTANCE OF 42.31 FEET, AN ARC DISTANCE OF 42.40 FEET TO THE INTERSECTION WITH SAID NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID LOT 11, BLOCK 3, SAID POINT ALSO BEING ON THE NORTHWESTERLY LINE OF WEWATTA STREET, AS DESCRIBED IN ORDINANCE NO. 551, SERIES OF 2001;

THENCE N 45°00'47" W ALONG SAID NORTHWESTERLY EXTENSION A DISTANCE OF 56.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 1107 SQUARE FEET, OR 0.025 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS: THE RANGE LINE IN WYNKOOP STREET FROM 18TH STREET TO 19TH STREET IS ASSUMED TO BEAR N 45°00'00" E AS DEFINED BY 1" STEEL PINS IN RANGE BOXES AT THE ABOVE INTERSECTIONS OF STREETS.