

Being that parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 28th day of September 2018, at Reception No. 2018123424 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

**2018-DEDICATION-0000165-001**

A PARCEL OF LAND LOCATED IN A PORTION OF 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 SOUTH 3.00 FEET OF LOT 20, RESUBDIVISION OF BLOCKS 16, 19, 21, 31 CHELTENHAM HEIGHTS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND NO. 5 REBAR ALUMINUM CAP (L.S. 16831), ALSO BEING THE NORTHWEST CORNER OF LOT 19, CHELTENHAM HEIGHTS SUBDIVISION; THEN WHENCING N12°15'04"W, A DISTANCE OF 286.81 FEET TO A FOUND CHISELED X ON 3" ALUMINUM CAP INSIDE RANGE BOX (L.S. 16406) LOCATED AT THE INTERSECTION OF JULIAN STREET & W. 17TH AVENUE;

THENCE N00°00'26"E, A DISTANCE OF 10.21 FEET TO THE SOUTHWEST CORNER OF LOT 20, ALSO BEING THE **POINT OF BEGINNING**;

THENCE N00°00'26"E, A DISTANCE OF 3.00 FEET ALONG THE WEST LOT LINE OF LOT 20;

THENCE S89°55'10"E, A DISTANCE OF 130.00 FEET TO A POINT ON THE WEST LOT LINE OF LOT 20;

THENCE S00°00'13"E, A DISTANCE OF 3.00 FEET TO THE SOUTHEAST CORNER OF LOT 20;

THENCE N89°55'10"W, A DISTANCE OF 130.00 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 20 ALSO BEING **THE POINT OF BEGINNING**;

CONTAINING 390 SQUARE FEET (0.009 ACRES) MORE OR LESS.

**BASIS OF BEARINGS:** BEARINGS ARE BASED OF THE NORTHERLY RANGE LINE OF BLOCK 21 OF CHELTENHAM HEIGHTS SUBDIVISION BETWEEN THE FOUND CHISELED X ON 3" ALUMINUM CAP INSIDE RANGE BOX (L.S. 16406) AT THE INTERSECTION OF JULIAN STREET & W. 17TH AVE. AND THE FOUND 3" BRASS CAP INSIDE RANGE BOX (L.S. 37929) AT THE INTERSECTION OF IRVING ST. & W. 17TH AVENUE ASSUMED TO BEAR S89°55'49"E.