

PW Legal Description 2012-0353-06-001

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on May 8, 2014, by Reception Number 2014051884 in the City and County of Denver Clerk & Recorder's Office, State of Colorado. Said parcel of land is located in the SW1/4 of Section 35, Township 3 South, Range 68 West of the 6th P.M. being more particularly described as follows:

Commencing at a range point in the intersection of East 18th Ave and Marion Street from whence a range point in the intersection of East 18th Ave and North Downing Street bears North 89°58'03" West a distance of 346.04 feet with all bearings herein relative thereto:

Thence South 68°42'53" West a distance of 173.30 feet to the Northeast corner of Lot 38, Block 16, Park Avenue Addition to Denver and the Point of Beginning: Thence South 00°03'33" East a distance of 225.21 feet; Thence North 89°58'03" West a distance of 2.00 feet; Thence North 00°03'33" West a distance of 225.21 feet; Thence South 89°58'03" East a distance of 2.00 feet; To the True Point of Beginning. Containing 450 square feet or 0.010 acres of land, more or less. Also known as the east 2.00 feet of lots 30 thru 38, Block 16, Park Avenue Addition to Denver.