

PW Legal Description No. 2011-0276-06-001

A parcel of land conveyed by Special Warranty Deed to the City & County of Denver, recorded on the 22nd of October 2012, by Reception Number 2012144535, in the City and County of Denver, Clerk & Recorder's Office, State of Colorado, being more particularly described as follows:

A parcel of land being a portion of Lots 36 and 37, Block 21, Colfax Avenue Park Subdivision per the plat recorded on May 2, 1888 in Book 5 at Page 3 in the records of Arapahoe County, Colorado, and the Map of Official Surveys by Ordinance No. 96-1892, City of Denver, Colorado, located in the Southeast Quarter of Section 36, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, More Particularly described as follows:

Basis of Bearing: Brass tag in concrete Stamped "PLS No. 29039 the Southeast Corner of said block 21 and a brass tag in concrete on the east boundary of said Lot 21, Bearing North 00°14'12" West, a distance of 343.89 feet; Commencing at the Southeast corner of said Block 21; thence along the east boundary of said Block 21, North 00°14'12 West, a distance of 327.89 feet to the Point of Beginning; thence departing said east boundary, South 89°55'30" West, a distance of 54.77 feet; thence South 58°18'57" West a distance of 30.53 feet; thence South 89°55'30" West, a distance of 44.00 feet to the west boundary of said Lot 36, Block 21; thence along the west boundary of said Lots 36 and 37, Block 21, North 00°14'12" West, a distance of 32.00 feet; thence departing said west boundary, North 89°55'30" East , a distance of 124.81 feet to the east boundary of said Block 21; thence along said east boundary, South 00°14'12" East, a distance of 16.00 feet to the Point of Beginning. Containing an area of 0.067 Acres, (2909 Square Feet), more or less.