

**2019-DEDICATION-0000098-001**

A parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 3rd day of September 2019, at Reception No. 2019117643 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

**LAND DESCRIPTION:**

**A PARCEL OF LAND 2 FEET IN WIDTH BEING THE WEST 2' OF LOT 37 AND THE SOUTH 2 INCHES OF LOT 38, BLOCK 2, FLEMING'S SUBDIVISION. LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH 2 INCHES OF SAID LOT 38; THENCE N89°26'02"E A DISTANCE OF 2 FEET ALONG THE NORTH LINE OF THE SAID SOUTH 2 INCHES OF LOT 38; THENCE S00°00'34"W ALONG A LINE 2.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 38 AND SAID LINE EXTENDED, 25.17 FEET TO A POINT ON THE SOUTH LINE OF LOT 37, THENCE S89°26'02"W ALONG SAID SOUTH LINE OF LOT 37, 2.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 37, THENCE N00°00'34"E ALONG THE WEST LINE OF LOT 37 AND SAID LINE EXTENDED, 25.17 FEET TO THE POINT OF BEGINNING.**

**THE ABOVE DESCRIBED PARCEL CONTAINS 50.34 SQUARE FEET MORE OR LESS.**

**BASIS OF BEARINGS:**

**THE 4.00' OFFSET LINE EAST OF THE EAST LINE OF LOTS 35-37, BLOCK 2, FLEMMING'S SUBDIVISION BEING MONUMENTED BY 1.5" PLUG & 1" COPPER CAP, STAMPED "COPLS.COM 26958 RM" AT A 4.0' OFFSET, IN THE NORTH AND 1.5" PLUG & 1" COPPER CAP STAMPED "COPLS.COM 26958 M" AT A 4.0' OFFSET IN THE SOUTH AND BEARS N00°00'34"E, CITY AND COUNTY OF DENVER RECORDS.**