

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 29TH DAY OF JANUARY, 2016, AT RECEPTION NUMBER 2016011151 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOTS 1 AND 2, BLOCK 58 HARMON'S SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 58, HARMON'S SUBDIVISION SAID POINT BEING THE POINT OF BEGINNING;
THENCE ALONG THE EASTERLY LINE OF SAID LOTS 1 AND 2, S00°21'42"E A DISTANCE OF 130.09 FEET;
THENCE S89°39'54"W A DISTANCE OF 2.50 FEET;
THENCE ALONG A LINE 2.50 FEET WEST OF AND PARALLEL WITH SAID EASTERLY LINE OF LOTS 1 AND 2, N00°21'42"W A DISTANCE OF 130.09 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 2;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2, N89°40'33"E A DISTANCE OF 2.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.007 ACRES OR 325 SQUARE FEET MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE 20' RANGE LINE IN EAST 2ND AVENUE ASSUMED TO BEAR N89°43'18"E AND BEING MONUMENTED BY A FOUND 2" BRASS DISK PLS #28283 AT THE INTERSECTION OF EAST 2ND AVENUE AND MILWAUKEE STREET AND A FOUND 2-1/2" BRASS CAP IN RANGE BOX PLS #10945 AT THE INTERSECTION OF EAST 2ND AVENUE AND SAINT PAUL STREET.