

PW Legal Description No. 2017-Dedication-0000169-001

A parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 28th day of September 2017, at Reception No. 2017126668 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 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 EAST 2.00 FEET OF LOTS 21-24, BLOCK 15, CHELTENHAM HEIGHTS SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2 INCH ALUMINUM CAP INSIDE A RANGE BOX (L.S. 24966) AT THE INTERSECTION OF IRVING STREET AND 18TH AVENUE, ALSO BEING THE NORTHWEST CORNER OF BLOCK 15, CHELTENHAM HEIGHTS SUBDIVISION;

THENCE S43°07'40"E, A DISTANCE OF 294.59 FEET TO A POINT ON THE NORTH LOT LINE OF LOT 24, BLOCK 15, CHELTENHAM HEIGHTS SUBDIVISION ALSO BEING **THE POINT OF BEGINNING**;

THENCE S89°54'01"E, A DISTANCE OF 2.00 FEET TO A POINT ON THE EAST LOT LINE OF LOT 24 MONUMENTED BY A SET MAG NAIL & BRASS TAG (L.S. 37969);

THENCE S00°01'44"W, A DISTANCE OF 99.88 FEET ALONG THE EAST LOT LINE OF LOTS 21-24 TO A POINT ON THE SOUTH LOT LINE OF LOT 21 MONUMENTED BY A FOUND BENT NO. 5 REBAR NO CAP .08' EAST OF PROPERTY RANGE LINE;

THENCE N89°41'43"W, A DISTANCE OF 2.00 FEET ALONG THE SOUTH LOT LINE OF LOT 21;

THENCE N00°01'44"E, A DISTANCE OF 99.87 FEET MORE OR LESS TO **THE POINT OF BEGINNING**;

CONTAINING 200 SQUARE FEET (0.005 ACRES) MORE OR LESS.

**BASIS OF BEARINGS:** BEARINGS ARE BASED OF THE NORTHERLY RANGE LINE OF BLOCK 15 OF CHELTENHAM HEIGHTS SUBDIVISION BETWEEN THE FOUND 2" ALUMINUM CAP INSIDE A RANGE BOX (L.S. 24966) AT THE INTERSECTION OF IRVING STREET AND 18TH AVENUE AND THE FOUND 3" BRASS CAP INSIDE A RANGE BOX (L.S. 37929) AT THE INTERSECTION OF HOOKER STREET AND 18TH AVENUE. ASSUMED TO BEAR S89°53'35"E.