

PW Legal Description No. 2015-Dedication-000095-002

A PARCEL OF LAND BEING A PORTION OF THE VACATED VRAIN STREET BY ORDINANCE 89, SERIES OF 1928 AND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND CONVEYED BY A WARRANTY DEED TO CITY AND COUNTY OF DENVER, RECORDED ON THE 3RD OF NOVEMBER 2015 AT RECEPTION NUMBER 2015154541 IN THE CITY AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 3, BERKELEY PARK HEIGHTS; THENCE SOUTH 89°44'04" WEST ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 30.00 FEET TO A POINT ON AN EASTERLY LINE OF SAID PARCEL; THENCE SOUTH 00°16'55" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 17.43 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL; THENCE SOUTH 89°21'51" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET; THENCE NORTH 00°16'55" WEST, A DISTANCE OF 326.21 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL; THENCE NORTH 88°22'31" EAST ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 30.25 FEET TO A POINT ON AN EASTERLY LINE OF SAID PARCEL; THENCE SOUTH 00°16'55" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 37.46 FEET; THENCE NORTH 89°43'05" EAST ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 30.00 FEET TO THE EAST LINE OF VRAIN STREET, VACATED BY ORDINANCE 89 OF SERIES 1928; THENCE SOUTH 00°16'55" EAST ALONG SAID EAST LINE, A DISTANCE OF 275.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 18,092 SQUARE FEET, OR 0.42 ACRES, MORE OR LESS.