

PW Legal Description No. 2016-Dedication-0000234-001

THAT PARCEL OF LAND DESCRIBED AS PARCEL "B", CONVEYED BY WARRANTY DEED TO THE CITY & COUNTY OF DENVER, RECORDED ON THE 3RD OF NOVEMBER 2016, BY RECEPTION NUMBER 2016153651 IN THE CITY AND COUNTY OF DENVER, CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

LAND DESCRIPTION PARCEL B

A PARCEL OF LAND BEING A PORTION OF LOT 4, BLOCK 3, GARDEN PLACE AND LOT 5, LEETS SUBDIVISION A PART OF BLOCK 3, GARDEN PLACE LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 3, GARDEN PLACE THENCE ALONG THE EASTERLY LINE OF SAID LOT 4, N09°35'56"E A DISTANCE OF 3.30 FEET TO THE POINT OF BEGINNING; THENCE N01°24'28"E A DISTANCE OF 39.07 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE ALONG THE SAID WESTERLY LINE, S08°59'29"E A DISTANCE OF 17.46 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET AND THE EASTERLY LINE OF SAID LOT 4, S09°35'56"W A DISTANCE OF 22.12 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.001 ACRES OR 62 SQUARE FEET MORE OR LESS.

BASIS OF BEARINGS

AN ASSUMED BEARING OF N89°45'30"E BEING A 16 FOOT RANGE LINE LOCATED WITHIN 45TH AVENUE BETWEEN TWO MONUMENTS 518.53 FEET APART; ONE MONUMENT BEING A 1" SQUARE BAR IN A RANGE BOX AT THE INTERSECTION OF PENNSYLVANIA STREET AND 45TH AVENUE AND THE OTHER MONUMENT BEING A FOUND 2" DIAMETER ALUMINUM CAP STAMPED "JACOBS ENG" FLUSH WITH ROADWAY AT THE INTERSECTION OF WASHINGTON STREET AND 45TH AVENUE.