

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF MAY, 2017, AT RECEPTION NUMBER 2017060602 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PART OF BLOCK 2, CASE & HAWE'S RESUBDIVISION LYING IN BLOCK 81, CASE & EBERT'S ADDITION TO THE CITY OF DENVER, LOCATED IN THE SW 1/4 OF SECTION 26, T 3 S, R 68 W OF THE 6TH P.M. CITY & COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CHISELED CROSS OFFSET 4.0 FEET EAST AND 4.0 FEET SOUTH OF THE SOUTHEAST CORNER OF BLOCK 1, CASE AND HAWE'S RESUBDIVISION TO THE CITY OF DENVER, WHENCE A CHISELED CROSS OFFSET 4.0 FEET SOUTH AND 4.0 FEET SWATHWEST OF THE SOUTHWEST CORNER OF SAID BLOCK 1, BEARS SOUTH 89°52'23" WEST 93.21 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 03°05'08" WEST A DISTANCE OF 76.12 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TREMONT PLACE AND THE WESTERLY RIGHT-OF-WAY LINE OF DOWNING STREET;

THENCE SOUTH 89°52'23" WEST ALONG SAID SOUTHERLY LINE OF TREMONT PLACE A DISTANCE OF 65.73 FEET TO A POINT OF CURVE AND THE POINT OF BEGINNING;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12°28'34", A RADIUS OF 163.68 FEET, AN ARC LENGTH OF 35.64 FEET AND A CHORD BEARING SOUTH 70°17'09" WEST A DISTANCE OF 35.57 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF TREMONT PLACE;

THENCE NORTH 44°52'23" EAST ALONG SAID SOUTHEASTERLY LINE OF TREMONT PLACE A DISTANCE OF 16.86 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 2, CASE & HAWE'S RESUBDIVISION TO THE CITY OF DENVER AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF TREMONT PLACE;

THENCE NORTH 89°52'23" EAST ALONG SAID SOUTHERLY LINE OF TREMONT PLACE A DISTANCE OF 21.59 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 106 SQUARE FEET OR 0.002 ACRES.

CURTIS M. LANDRY, P.L.S. 28275
FOR AND ON BEHALF OF CJ SURVEYING, LLC