

**PW Legal Description No. 2016-Dedication-0000245-001**

The westerly 2.00 feet except the southerly 8.00 feet of that parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 12th of February 2015, by Reception Number 2015016983 in the City and County of Denver Clerk & Recorder's Office, State of Colorado, being described as follows:

A parcel of land being a part of Lots 16 through 27, inclusive, Block 17 in Whitsitt's Addition to Denver, and portions of the vacated alley contiguous with said Lots 21 and 22, all situated in Section 3, Township 4 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

Beginning at the southwest corner of said Lot 22 and considering the south line of said Block 17, and assumed to bear North 89°46'10" West with all the bearings contained herein being related thereto; thence North 0°14'30" West along the west line of said Lot 22 through 27, inclusive, a distance of 149.11 feet to the northwest corner of said Lot 27; thence south 89°51'54" East along the north line of Said Lot 27, a distance of 2.00 feet to a point on a line being 2.00 feet east of and parallel with the west line of said Lots 22 through 27; thence South 0°14'30" East along said parallel line, a distance of 141.12 feet to a point being 8.00 feet north of and parallel with the south line of said Lot 21, the south line of said vacated alley, and the south line of said Lot 22; thence South 89°46'10" East along said parallel line, a distance of 307.13 feet to a point on a line being 3.00 feet west of the west line of a parcel of land conveyed for right-of-way purposes in Book 2087 at Page 7; thence North 00°51'13" East along said parallel line a distance of 141.64 feet to a point on the north line of said Lot 16; thence South 89°51'54" East along said north line, a distance of 3.00 feet to a point on the west line of said conveyed right-of-way; thence South 0°51'13" West along said west line, a distance of 149.64 feet to a point on the south line of said Lot 21; thence North 89°46'10" West along the south line of said Lot 21, the south line of said vacated alley, and the south line of said Lot 22, a distance of 311.98 feet to the Point of Beginning: containing a calculated area of 3,204 square feet, or 0.07 acres more or less.