

Public Works Legal Description No. 2017-Dedication-0000034-001

A parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 3rd day of May, 2017, at Reception No. 2017059379 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 Northwest 1/4 of Section 5, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

The West 1.00 feet of Lots 41 to 43 and southerly 5' of Lot 44, Rank's Resubdivision of Block 14, Colfax Avenue Subdivision of Maple Grove, City and County of Denver.

Commencing at a found Brass Tag located within the adjacent alleyway located 4' offset from the southwesterly

subject property corner thence N89°58'28"E, 4.00' to the **POINT OF BEGINNING** also being the southwesterly corner of Lot 41;

Thence N00°07'53"E, 80.00' to a point along the westerly property line of Lot 44;

Thence N89°58'28"E, 1.00';

Thence S00°07'53"E, 80.00' to a point on the southerly property line of Lot 41;

Thence S89°58'28"W, 1.00' along the southerly property line of Lot 41 to the **POINT OF BEGINNING**;

Containing 79 Square Feet (0.002 Acres) More or Less.

Basis of Bearing Statement: The southerly line of Lot 41, Block 14, Colfax Avenue Subdivision of Maple Grove. The said line is assumed to bear S89°58'28"W.