

PW LEGAL DESCRIPTION NO. 2012-0295-04-001

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY OF COUNTY OF DENVER BY WARRANTY DEED ON THE 7TH OF APRIL 2014 RECORDED BY RECEPTION NO. 2014038455 IN THE CITY AND COUNTY CLERK & RECORDERS OFFICE, STATE OF COLORADO.

SAID PARCEL OF LAND WITHIN BLOCK 4, BURNSDALE AS RECORDED IN BOOK 18 PAGE 45, LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY AND COUNTY OF DENVER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 4; THENCE ALONG THE WESTERLY LINE OF LOTS 1 THROUGH 3 S00°02'40"E A DISTANCE OF 58.97 FEET TO THE POINT OF BEGINNING;

THENCE N89°56'07"E A DISTANCE OF 125.07 FEET TO A POINT ON THE EASTERLY LINE OF LOT 3; THENCE ALONG THE EASTERLY LINE OF LOT 3 S00°02'40"E A DISTANCE OF 21.81 FEET TO THE SOUTHEASTERLY CORNER OF LOT 3; THENCE ALONG THE EASTERLY LINE OF LOT 4 S00°02'40"E A DISTANCE OF 10.19 FEET; THENCE DEPARTING THE EASTERLY LINE OF LOT 4 S89°56'07"W A DISTANCE OF 44.00 FEET; THENCE N58°27'26"W A DISTANCE OF 30.53 FEET; THENCE S89°56'07"W A DISTANCE OF 55.07 FEET TO A POINT ON THE WESTERLY LINE OF LOT 3; THENCE N00°02'40"W A DISTANCE OF 16.00 FEET ALONG THE WESTERLY LINE OF LOT 3 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,913 SQUARE FEET (0.067 ACRES) PLUS OR MINUS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON AN ASSUMED BEARING OF S00°02'40"E ALONG THE EASTERLY LINE OF BLOCK 4, BURNSDALE BETWEEN THE NORTHEAST CORNER OF LOT 50 AND THE NORTHEAST CORNER OF LOT 44 AND BEING MONUMENTED BY A FOUND 17 FOOT WITNESS CORNER BEING A CHISELED CROSS AT THE NORTHEAST CORNER OF LOT 50 AND A FOUND 17 FOOT WITNESS CORNER BEING A CHISELED CROSS AT THE NORTHEAST CORNER OF LOT 40.