

PW Legal Description No. 2015-Dedication-0000095-001

A PARCEL OF LAND BEING A PORTION OF THE ALLEY VACATED BY ORDINANCE 89, SERIES OF 1928 AND A PORTION OF LOTS 20 THROUGH 30, INCLUSIVE, BLOCK 3, BERKELEY PARK HEIGHTS SITUATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND CONVEYED BY A WARRANTY DEED TO CITY AND COUNTY OF DENVER, RECORDED ON THE 3RD OF NOVEMBER 2015 AT RECEPTION NUMBER 2015154541 IN THE CITY AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 3; THENCE NORTH 00°20'33" WEST ALONG THE EAST LINE OF SAID LOT 30, A DISTANCE OF 123.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°43'32" WEST, A DISTANCE OF 266.30 FEET TO A POINT ON THE WEST LINE OF SAID LOT 20; THENCE NORTH 00°16'55" WEST ALONG THE WEST LINE OF SAID LOT 20 AND THE WEST LINE OF SAID ALLEY, A DISTANCE OF 16.00 FEET TO THE NORTHWEST CORNER OF SAID ALLEY; THENCE NORTH 89°43'32" EAST ALONG THE NORTH LINE OF SAID ALLEY, A DISTANCE OF 266.29 FEET TO THE NORTHEAST CORNER OF SAID ALLEY; THENCE SOUTH 00°20'33" EAST ALONG THE EAST LINE OF SAID ALLEY AND THE EAST LINE OF SAID LOT 30, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4,261 SQUARE FEET OR 0.10 ACRES, MORE OR LESS.