

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY & COUNTY OF DENVER, RECORDED ON THE 17TH OF JANUARY 2014 BY RECEPTION NUMBER 2014005561 IN THE CITY AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "A":

A TRACT OF LAND SITUATED IN LOT 28 AND PART OF THE VACATED ALLEY (ORDINANCE 367, 1994) C.H. WALKER'S SUBDIVISION OF BLOCK 32, TOWN OF HIGHLAND, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 28; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 28 125.05 FEET TO THE NORTH EAST CORNER OF LOT 28; THENCE ANGLE LEFT $89^{\circ}58'26''$ ALONG THE EAST LINE OF LOT 28 2.00 FEET; THENCE ANGLE LEFT $90^{\circ}01'34''$ PARALLEL WITH THE NORTH LINE OF SAID LOT 28 131.30 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF SAID VACATED ALLEY; THENCE ANGLE LEFT $17^{\circ}44'15''$ ALONG THE NORTH LINE OF SAID VACATED ALLEY 6.56 FEET MORE OR LESS TO THE POINT OF BEGINNING.
CONTAINS 256 SQUARE FEET.

TRACT "B":

A TRACT OF LAND SITUATED IN LOT 25 AND PART OF THE VACATED ALLEY (ORDINANCE 367, 1994) C.H. WALKER'S SUBDIVISION OF BLOCK 32, TOWN OF HIGHLAND, CITY AND COUNTY OF DENVER, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 25, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 25 125.04 FEET TO THE SOUTH EAST CORNER OF LOT 25; THENCE ANGLE RIGHT $90^{\circ}01'22''$ ALONG THE EAST LINE OF LOT 25 2.00 FEET; THENCE ANGLE RIGHT $89^{\circ}58'38''$ PARALLEL WITH THE NORTH LINE OF SAID LOT 25 131.30 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF SAID VACATED ALLEY THENCE ANGLE RIGHT $17^{\circ}44'37''$ ALONG THE SOUTH LINE OF SAID VACATED ALLEY 6.56 FEET MORE OR LESS TO THE POINT OF BEGINNING.
CONTAINS 257 SQUARE FEET.

TRACT "C":

THE WEST 7.00 FEET OF LOT 38, C.H. WALKER'S SUBDIVISION OF BLOCK 32, TOWN OF HIGHLAND, CITY AND COUNTY OF DENVER, STATE OF COLORADO. CONTAINS 530 SQUARE FEET.