

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 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 AND COUNTY OF DENVER, RECORDED ON THE 30TH OF DECEMBER 2013 BY RECEPTION NUMBER 2013182784 IN THE CITY AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN LOTS 33, 35 AND 36, KITTREDGE'S RESUBDIVISION OF BLOCK 11, CHELTENHAM HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 33, KITTREDGE'S RESUBDIVISION OF BLOCK 11, CHELTENHAM HEIGHTS AND CONSIDERING THE NORTH LINE OF SAID KITTREDGE'S RESUBDIVISION OF BLOCK 11 TO BEAR N 90°00'00" E, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; THENCE S 00°02'06" E ALONG THE WEST LINE OF SAID LOT 33, VACATED ALLEY (ORDINANCE # 414-2013) AND LOT 36, A DISTANCE OF 212.09' FEET TO THE SOUTHWEST CORNER OF SAID LOT 36; THENCE S 45°05'53" E, 14.15'; THENCE S 89°59'41" E; 60.07 FEET; THENCE N 44°59'33" 14.14 FEET; THENCE N 00°01'13" W 212.09 FEET ALONG THE EAST LINE OF SAID LOT 36 TO THE NE CORNER OF LOT 35, THENCE N 90°00'00" W ALONG THE NORTH LINE OF LOT 35 1.00 FEET; THENCE S 00°01'13" E 202.09'; THENCE S 44°59'33" E 26.86 FEET; THENCE S 89°59'41" E 40.07 FEET; THENCE N 45°00'53" E 26.88 FEET; THENCE N 00°02'26"W 202.09 FEET TO THE NORTH LINE OF SAID LOT 33, THENCE N 90°00'00"E 1.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINS 803 SQUARE FEET MORE OR LESS
CITY & COUNTY OF DENVER, STATE OF COLORADO