

Parcels of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 24th day of October 2018, at Reception No. 2018137796 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

PARCEL DESCRIPTION:

A PORTION OF LOT 24, BLOCK 55, BREENLOW PARK, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 24,
THENCE N00°04'02"W ALONG THE WEST LINE OF LOT 24, A DISTANCE OF 4.00 FEET;
THENCE S89°15'51"E ALONG A LINE PARALLEL WITH AND 4.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 24, A DISTANCE OF 15.00 FEET;
THENCE S00°04'02"E ALONG A LINE PARALLEL WITH AND 15.00 FEET EAST OF THE WEST LINE OF SAID LOT 24, A DISTANCE OF 4.00 FEET TO A POINT ON THE SAID SOUTH LINE OF LOT 24;
THENCE N89°15'51"W ALONG SAID SOUTH LINE OF LOT 24, A DISTANCE OF 15.00 FEET TO **THE POINT OF BEGINNING**.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 20' DENVER RANGE LINE ALONG WEST WESLEY AVENUE BETWEEN SOUTH NAVAJO STREET AND VACATED SOUTH MARIPOSA STREET; MONUMENTED AT THE WEST END BY A 30" LONG #6 REBAR WITH 2" ALUMINUM CAP "LS 38035" IN A RANGE BOX AND AT THE EAST END BY AN AXLE IN A RANGE BOX; SAID LINE BEARS N89°15'51"W.

CONTAINING 60 S.F. (0.001 ACRES) MORE OR LESS

PREPARED BY:
ALAN H. BAILEY, PLS 38035
FOR AND ON BEHALF OF:
BAILEY PROFESSIONAL SOLUTIONS, LLC
5737 SOUTH KENTON STREET

ENGLEWOOD, CO 80111
303-587-1672