

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING PART OF LOT 23 AND PART OF LOT 24, BLOCK 1, GAVIN ADDITION AS RECORDED NOVEMBER 8TH, 1927, IN PLAT BOOK 18 AT PAGE 68 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER, LOCATED IN THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND CONVEYED BY A WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 25TH DAY OF FEBERUARY 2016, AT RECEPTION NUMBER 2016024665 IN CITY AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 23, OF SAID BLOCK I, GAVIN ADDITION, AND CONSIDERING THE NORTHTERLY LINE OF SAID LOT 23, BLOCK I TO BEAR NORTH 90°00'00" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 23 SOUTH 00°00'00" EAST A DISTANCE OF 16.00 FEET;

THENCE NORTH 90°00'00" WEST A DISTANCE OF 55.50 FEET;

THENCE SOUTH 58°23'33" WEST A DISTANCE OF 30.53 FEET;

THENCE NORTH 90°00'00" WEST A DISTANCE OF 44.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 24;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 24 A WESTERLY LINE OF SAID LOT 23 NORTH 00°00'00" EAST A DISTANCE OF 32.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 23;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 23 NORTH 90°00'00" EAST A DISTANCE OF 125.50' TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS AN AREA OF 2,664 SQUARE FEET, OR 0.061 ACRES, MORE OR LESS.