

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF SEPTEMBER 2019, AT RECEPTION NUMBER 2019119256 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN DESCRIBED AS:

A PART OF LOT 9, BOOTH'S SUBDIVISION AND SITUATED IN THE NE1/4 OF SECTION 18, T.4S., R.67W. OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND REBAR AND ILLEGIBLE PLASTIC CAP FOUND AT THE NORTHEAST CORNER OF LOT 9, BOOTH'S SUBDIVISION;
THENCE S00°05'31"E ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 24.54 FEET;
THENCE N53°33'16"W A DISTANCE OF 7.71 FEET;
THENCE N76°13'45"W A DISTANCE OF 147.81 FEET TO A POINT CURVE;
THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°20'29", A RADIUS OF 4671.50 FEET, AN ARC LENGTH OF 272.42 FEET, A CHORD BEARING OF N77°53'59"W AND A CHORD DISTANCE OF 272.39 FEET;
THENCE N79°34'14"W A DISTANCE OF 219.68 FEET TO A POINT ON THE WEST LINE OF SAID LOT 9;
THENCE N00°04'00"W ALONG SAID WEST LINE, A DISTANCE OF 18.32 FEET TO A FOUND LEAD PLUG ON THE SOUTHWESTERLY R.O.W. LINE OF LEETSDALE DRIVE;
THENCE S80°32'15"E ALONG SAID SOUTHWESTERLY R.O.W. LINE, A DISTANCE OF 267.90 FEET TO A FOUND 1 ½" ILLEGIBLE ALUMINUM CAP;
THENCE S76°47'15"E ALONG SAID SOUTHWESTERLY R.O.W. LINE, A DISTANCE OF 377.88 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS (13,062 SQUARE FEET) 0.2999 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE LOT 9, BOOTH'S SUBDIVISION BEARING S89°45'07"W BOUNDED BY A FOUND REBAR & 1" PLASTIC CAP L.S. NO. 14112 FOUND AT THE SOUTHWEST CORNER OF SAID LOT 9 AND A FOUND REBAR & 1" PLASTIC CAP L.S. NO. 14112 FOUND AT THE SOUTHEAST CORNER OF SAID LOT 9.