

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 31ST DAY OF JULY 2017, AT RECEPTION NUMBER 2017099235 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING THE SOUTH 7 FEET OF LOTS 18 THROUGH 27, BLOCK 43, DOWNINGTON, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF COLFAX AVENUE AND THE EAST RIGHT-OF-WAY LINE OF IVY STREET; THENCE N00°01'01"E ALONG THE SAID EAST RIGHT-OF-WAY LINE OF IVY STREET, 7.00 FEET; THENCE S89°57'58"E ALONG A LINE 7.00 FEET NORTH OF AND PARALLEL TO THE SAID NORTH RIGHT-OF-WAY LINE OF COLFAX AVENUE, 259.97 FEET TO THE WEST RIGHT-OF-WAY LINE OF JASMINE STREET; THENCE S00°01'09"W ALONG SAID WEST RIGHT-OF-WAY LINE OF JASMINE STREET, 7.00 FEET TO THE INTERSECTION OF THE SAID WEST RIGHT-OF-WAY LINE OF JASMINE STREET AND THE SAID NORTH RIGHT-OF-WAY LINE OF COLFAX AVENUE; THENCE N89°57'58"W ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF COLFAX AVENUE, 259.97 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,820 SQUARE FEET OR 0.0418 ACRES MORE OR LESS.

BASIS OF BEARINGS: BASIS OF BEARINGS: AN ASSUMED BEARING N00°01'01"E BEING A 19.75 FOOT OFFSET LINE TO THE EAST RIGHT-OF-WAY LINE OF IVY STREET BETWEEN TWO FOUND MONUMENTS 810.28 FEET APART; ONE MONUMENT BEING A CHISELED CROSS IN THE TOP OF CURB 19.75 FEET WEST OF THE SOUTHWEST CORNER OF LOT 9, BLOCK 43, DOWNINGTON AND THE OTHER BEING AN ALLOY DISK STAMPED 16116 19.75 FEET WEST OF THE NORTHWEST CORNER OF LOT 11, BLOCK 30, DOWNINGTON.