

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF NOVEMBER 2018, AT RECEPTION NUMBER 2018146733 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF BLOCKS 32 AND 33, UNIVERSITY PARK AMENDED MAP, VACATED SOUTH GAYLORD STREET, VACATED VINE STREET AND THE VACATED ALLEY WITHIN SAID BLOCK 33, LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT-OF-WAY DEDICATED BY ORDINANCE 416-SERIES 1991; THENCE ALONG THE EASTERLY LINE OF SAID RIGHT-OF-WAY, N00°02'50"W A DISTANCE OF 2.00 FEET; THENCE ALONG A LINE THAT IS 2 FEET NORTHERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF SAID BLOCK 33 AND ITS EASTERLY EXTENSION, N89°57'10"E A DISTANCE OF 157.54 FEET; THENCE N89°36'25"E A DISTANCE OF 165.66 FEET; THENCE ALONG A LINE THAT IS 3 FEET NORTHERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF SAID BLOCK 32 AND ITS EASTERLY EXTENSION, N89°57'10"E A DISTANCE OF 60.32 FEET; THENCE S00°02'50"E A DISTANCE OF 3.00 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID BLOCK 32 AND 33 AND SAID VACATED STREETS AND ALLEY, S89°57'10"W A DISTANCE OF 383.51 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.021 ACRES (910 SQUARE FEET), MORE OF LESS.

ALL DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS AND COORDINATES:

BEARINGS ARE BASED ON STATE PLANE COORDINATES FOR THE NAD 83(1996) COLORADO CENTRAL ZONE BASED ON THE CITY AND COUNTY OF DENVER HORIZONTAL CONTROL NETWORK.

COORDINATES ARE MODIFIED TO GROUND LEVEL BY MULTIPLYING THE STATE PLANE COORDINATES BY A COMBINED SCALE FACTOR OF 1.000267379 AND SUBTRACTING 1,000,000 FROM THE NORTHING AND 3,000,000 FROM THE EASTING WITH A BEARING OF N89°57'47"E ALONG THE 20 FOOT RANGE LINE IN EAST ASBURY AVENUE BETWEEN S. RACE ST. AND S. YORK ST. BEING MONUMENTED BY A FOUND #4 REBAR IN RANGE BOX AT S. RACE ST. AND A FOUND 1-1/2" SQUARE ROD PLS # 31158 IN RANGE BOX AT S. YORK ST.