

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF MAY, 2017, AT RECEPTION NUMBER 2017060602 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PART OF BLOCK 2, CASE & HAWE'S RESUBDIVISION LYING IN BLOCK 81, CASE & EBERT'S ADDITION TO THE CITY OF DENVER AND A PART OF OUTLOT B, FISK'S ADDITION TO THE CITY OF DENVER, ADJOINING BLOCK 2, CASE AND HAWE'S RESUBDIVISION, AND A PART OF LOT 8, ROSENFELD'S SUBDIVISION, LOCATED IN THE SW 1/4 OF SECTION 26, T 3 S, R 68 W OF THE 6TH P.M., CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CHISELED CROSS OFFSET 4.0 FEET EAST AND 4.0 FEET SOUTH OF THE SOUTHEAST CORNER OF BLOCK 1, CASE AND HAWE'S RESUBDIVISION TO THE CITY OF DENVER, WHENCE A CHISELED CROSS OFFSET 4.0 FEET SOUTH AND 4.0 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF SAID BLOCK 1, BEARS SOUTH 89°52'23" WEST 93.21 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE SOUTH 03°05'08" WEST A DISTANCE OF 76.12 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TREMONT PLACE AND THE WESTERLY RIGHT-OF-WAY LINE OF DOWNING STREET;
THENCE SOUTH 00°00'00" WEST ALONG SAID WESTERLY LINE OF DOWNING STREET A DISTANCE OF 91.70 FEET TO THE NORTHERLY LINE OF A 12.0 FOOT ALLEY AND THE POINT OF BEGINNING;
THENCE SOUTH 00°00'00" WEST ALONG SAID WESTERLY LINE OF DOWNING STREET A DISTANCE OF 4.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 2, CASE AND HAWE'S RESUBDIVISION TO THE CITY OF DENVER AND THE NORTHERLY LINE OF AN 8.0 FEET ALLEY;
THENCE NORTH 89°55'11" WEST ALONG SAID NORTHERLY LINE OF SAID 8.0 FOOT ALLEY A DISTANCE OF 59.91 FEET TO THE SOUTHWESTERLY LINE OF LOT 8, ROSENFELD'S SUBDIVISION TO THE CITY OF DENVER;
THENCE NORTH 45°08'46" WEST ALONG SAID SOUTHWESTERLY LINE OF LOT 8 A DISTANCE OF 5.68 FEET TO THE NORTHERLY LINE OF A 12.0 FOOT ALLEY;
THENCE SOUTH 45°08'46" EAST ALONG SAID NORTHERLY LINE OF A 12.0 FOOT ALLEY A DISTANCE OF 63.93 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 248 SQUARE FEET OR 0.006 ACRES.

CURTIS M. LANDRY, P.L.S. 28275
FOR AND ON BEHALF OF CJ SURVEYING, LLC