

PW Legal Description No. 2017-Dedication-0000219-001

EXHIBIT A
SHEET 1 OF 2

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON 8/3/2018, AT RECEPTION NO. 2018096720 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, 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:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15, THENCE ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 15, S89°51'01"W A DISTANCE OF 1301.94 FEET, THENCE S00°08'59"E A DISTANCE 52.97 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST ALAMEDA AVENUE AS DEDICATED BY RECEPTION NO. 9500062201, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S48°44'22"W A DISTANCE OF 15.59 FEET;

THENCE S00°09'18"W A DISTANCE OF 527.73 FEET;

THENCE N89°53'48"W A DISTANCE OF 7.30 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH CHEROKEE STREET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, N00°09'18"E A DISTANCE OF 538.05 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST ALAMEDA AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, S89°50'26"E A DISTANCE OF 18.99 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,988 SQUARE FEET (0.092 ACRES) MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

BEARINGS ARE BASED ON AN ASSUMED BEARING OF N00°45'32"W ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 15, BEING MONUMENTED BY A FOUND STONE IN RANGE BOX AT THE NORTH QUARTER CORNER AND A FOUND STONE IN RANGE BOX AT THE CENTER QUARTER CORNER.