

LAND DESCRIPTION

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY & COUNTY OF DENVER, RECORDED ON OCTOBER 11, 2013 BY RECEPTION NUMBER 2013149885 IN THE CITY AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE, STATE OF COLORADO.

A 1.75' WIDE STRIP OF LAND BEING A PORTION OF LOTS 13 AND 14, BLOCK 15, CHELTENHAM HEIGHTS AND RESUBDIVISION THEREOF, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: THE EAST LINE OF SAID BLOCK 15 IS ASSUMED TO BEAR $S00^{\circ}00'00''E$, MONUMENTED BY THE BEST FIT LINE OF FOUND CROSSES CHISELED IN THE WEST CURB OF HOOKER ST. BETWEEN W. 17TH AVE. AND W. 18TH AVE.

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE ON THE WESTERLY LINES OF SAID LOTS 14 AND 13, $N00^{\circ}00'07''E$, A DISTANCE OF 55.98 FEET; THENCE ON THE NORTHERLY LINE OF SAID LOT 13, $N89^{\circ}59'53''E$, A DISTANCE OF 1.75 FEET; THENCE ON A LINE 1.75' EAST OF AND PARALLEL WITH THE WESTERLY LINES OF SAID LOTS 13 AND 14, $S00^{\circ}00'07''W$, A DISTANCE OF 55.98 FEET; THENCE ON THE SOUTHERLY LINE OF SAID LOT 14, $N89^{\circ}59'53''W$, A DISTANCE OF 1.75 FEET TO THE **POINT OF BEGINNING**, CONTAINING 98 SQUARE FEET, MORE OR LESS.