

PW Legal Description No. 2017-Dedication-0000211-001

A PARCEL OF LAND BEING A PORTION OF LOTS 33, 34, 35, 36, 37, 38 AND 39, BLOCK 27, BREENLOW PARK, IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT A RANGE POINT IN THE INTERSECTION OF WEST WARREN AVENUE AND SOUTH GALAPAGO STREET FROM WHENCE A RANGE POINT IN THE INTERSECTION OF WEST EVANS AVENUE AND SOUTH GALAPAGO STREET BEARS N 00°27'00" W, A DISTANCE OF 680.00 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO:

THENCE N 00°27'00" W ALONG SAID RANGE LINE, A DISTANCE OF 219.99 FEET TO THE INTERSECTION OF THE SOUTH LINE EXTENDED OF LOT 33;

THENCE S 89°31'59" W ALONG THE SOUTH LINE EXTENDED AND THE SOUTH LINE OF LOT 33, A DISTANCE OF 143.07 FEET TO THE POINT OF BEGINNING:

THENCE S 89°31'59" W ALONG THE SOUTH LINE OF SAID LOT 33, A DISTANCE OF 2.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 33;

THENCE N 00°27'00" W ALONG THE WEST LINE OF LOTS 33 THROUGH LOTS 39 INCLUSIVE, A DISTANCE OF 175.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 39;

THENCE N 89°31'59" E ALONG THE NORTH LINE OF SAID LOT 39, A DISTANCE OF 2.00 FEET;

THENCE S 00°27'00" E ALONG A LINE PARALLEL WITH THE WEST LINE OF LOTS 33 THROUGH 39 INCLUSIVE, A DISTANCE OF 175.00 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING: 350 SQ. FT. OR 0.008 ACRES, MORE OR LESS.

ALL DISTANCES IN U.S. SURVEY FEET