

PW Legal Description No. 2013-0520-02

A parcel of land located in the Southeast 1/4 of Section 23, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

That portion of the deed conveying land to the City & County of Denver, recorded on the 8th of September 1964 in Book 9301, Page 476, in the City and County of Denver Clerk & Recorder's Office being more particularly described as follows:

That part of Lots 17, 18 and 19, of Block 24 , Riverside Addition to Denver, described as follows:

Beginning at a point on the southeasterly line of said Lot 17 which lies 24.58 feet northeasterly from the most southerly corner of said Lot 17; thence westerly on a curve to the right, having a radius of 30.0 feet, a distance of 46.70 feet; thence northwesterly parallel to and 5.0 feet southwesterly from the northeasterly line of said Lot 18, a distance of 95.42 feet; thence southwesterly along the northwesterly line of said Lot 18, a distance of 20.0 feet to the northeasterly line of said Lot 19; thence southeasterly along the northeasterly line of said Lot 19, a distance of 109.79 feet; thence southerly on a curve to the right, having a radius of 15.0 feet, a distance of 23.77 feet to a point 9.79 feet northeasterly from the most southerly corner of said Lot 19; thence northeasterly along the southeasterly line of said Lots 17, 18 and 19, a distance of 64.79 feet to the point of beginning.