PW Legal Description No. 2017-DEDICATION-0000098-001

A parcel of land lying in the Southwest One-Quarter (SW1/4) of Section 27, Township 3 South, Range 68 West, of the 6th Principal Meridian, County of Denver, State of Colorado, also being a portion of that 40' wide Vacated Right Of Way of West 31st Avenue described in Ordinance No. 123, Series 1948, and a portion of Lot 15 and Lot 16, Block 2, GERSPACHS FIRST ADDITION, all of Denver County Records, described as follows:

Beginning at the northeast corner of Lot 14, Block 2, GERSPACHS FIRST ADDITION;

thence N00°19'29"W, 90.08 feet, along the east line of said Block 2, and the extension thereof, to the south line of Block 13, GARDEN ADDITION, Denver County Records;

thence S89°44'24"W, 3.50 feet, along said south line;

thence S00°19'29"E, 90.08 feet, along a line which lies 3.5' west of and parallel with said east line, to the north line of said Lot 14;

thence N89°45'30"E, 3.50 feet, along said north line, to the Point of Beginning.

Parcel A contains 315 square feet (0.007 acres), more or less.

As shown and described on Sheet 2 of 2 attached hereto and made a part hereof.

For the purpose of this description, bearings are based on the east line of Block 2, GERSPACHS FIRST ADDITION, which bears N00°19'29"W.