

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING PART OF LOT 23 AND PART OF LOT 24, BLOCK 1, GAVIN ADDITION AS RECORDED NOVEMBER 8<sup>TH</sup>, 1927, IN PLAT BOOK 18 AT PAGE 68 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER, LOCATED IN THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND CONVEYED BY A WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 25<sup>TH</sup> DAY OF FEBERUARY 2016, AT RECEPTION NUMBER 2016024665 IN CITY AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 23, OF SAID BLOCK I, GAVIN ADDITION, AND CONSIDERING THE NORTHTERLY LINE OF SAID LOT 23, BLOCK I TO BEAR NORTH 90°00'00" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 23 SOUTH 00°00'00" EAST A DISTANCE OF 16.00 FEET;

THENCE NORTH 90°00'00" WEST A DISTANCE OF 55.50 FEET;

THENCE SOUTH 58°23'33" WEST A DISTANCE OF 30.53 FEET;

THENCE NORTH 90°00'00" WEST A DISTANCE OF 44.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 24;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 24 A WESTERLY LINE OF SAID LOT 23 NORTH 00°00'00" EAST A DISTANCE OF 32.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 23;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 23 NORTH 90°00'00" EAST A DISTANCE OF 125.50' TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS AN AREA OF 2,664 SQUARE FEET, OR 0.061 ACRES, MORE OR LESS.