

PARCEL DESCRIPTION ROW NO. 2019-DEDICATION-0000120

LAND DESCRIPTION

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 8TH DAY OF JANUARY 2020, AT RECEPTION NUMBER 2020002805 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND WITHIN LOT 1, BLOCK 207 OF CAPITOL AVENUE SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF EAST COLFAX AVENUE, N89°54'56"E A DISTANCE OF 48.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, N89°54'56"E A DISTANCE OF 22.00 FEET; THENCE S00°05'04"E A DISTANCE OF 5.85 FEET; THENCE S89°54'56"W A DISTANCE OF 22.00 FEET; THENCE N00°05'04"W A DISTANCE OF 5.85 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 129 SQUARE FEET (0.003 ACRES), MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN US SURVEY FEET

BEARINGS ARE BASED ON COLORADO CENTRAL ZONE STATE PLANE COORDINATES ZONE 501 (NAD83) BEARING N89°54'18"E ALONG THE 22.25 FOOT RANGE LINE 14TH STREET BETWEEN A FOUND DRAG TOOTH IN RANGE BOX AT 14TH AND MONROE AND A FOUND DRAG TOOTH AT 14TH AND GARFIELD STREET.