

PARCEL DESCRIPTION

A PARCEL OF LAND CALLED "PARCEL NUMBER 512" IN A QUITCLAIM DEED RECORDED FEBRUARY 3, 2020 AT RECEPTION NUMBER 2020014240 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 512 CONTAINING 1,439 SQUARE FEET, BEING ALL OF THAT PARCEL OF LAND AS DESCRIBED IN RECEPTION NO. 2011084462, RECORDED ON 08/03/2011 AND BEING PART OF A PARCEL OF LAND DESCRIBED IN RECEPTION NO. 2003149338 AS RECORDED IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, AND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, AND BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL AS DESCRIBED IN RECEPTION NO. 2003149338; WHENCE THE NORTH SIXTEENTH CORNER OF SAID SECTION 6 (A FOUND 3 1/4" ALUMINUM CAP IN A MONUMENT BOX STAMPED "COLO DEPT OF TRANSPORTATION T4S R69W R68W N 1/16 S1|S6 2005 PLS NO 34579") BEARS NORTH 01°29'53" WEST A DISTANCE OF 1191.78 FEET;
THENCE NORTH 00°03'21" WEST, ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 84.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;
THENCE SOUTH 89°39'45" EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 17.14 FEET;
THENCE SOUTH 00°03'21" EAST, PARALLEL WITH SAID WESTERLY LINE, A DISTANCE OF 84.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL;
THENCE NORTH 89°39'45" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 17.14 FEET TO THE POINT OF BEGINNING;

SAID PARCEL NO. 512 CONTAINING 1,439 SQUARE FEET OR 0.033 ACRE(S) OF LAND, MORE OR LESS.

BASIS OF BEARING: WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6 BEARING SOUTH 00°03'21" EAST (ASSUMED), A DISTANCE OF 1321.09 FEET BETWEEN A FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 34579 2005" IN A MONUMENT BOX AT THE NORTH ONE-SIXTEENTH CORNER OF SAID SECTION 6, T4S, R68W, 6TH PM AND SECTION 1, T4S, R69W, 6TH PM AND A 3-1/4" ALUMINUM CAP STAMPED "LS 28286 1996" IN A MONUMENT BOX AT THE WEST QUARTER CORNER OF SAID SECTION 6.