

Legal Description N. 2017-Dedication-0000213-001

A parcel of land conveyed to the City & County of Denver by Warranty Deed as recorded October 18th 1983, in Book 2934 Page 355, City & County of Denver, Clerk and Recorder's Office, State of Colorado. Said parcel of land is located in the NE1/4 of Section 6, Township 4 South, Range 68 West, of the 6th Principal Meridian, State of Colorado.

A parcel of land lying in Lot 1, Block 8, Colfax Avenue Subdivision of Maple Grove Subdivision, City and County of Denver, State of Colorado, being more particularly described as follows: Beginning at the Northwest corner of Lot 1, Block 8, said Colfax Ave Subdivision of Maple Grove Subdivision; thence S 00°14'51" E (an assumed basis of bearing), along the West line of said Lot 1, a distance of 7.00 feet; thence N 44°52'35" E, a distance of 9.88 feet to a point on the North line of said Lot 1; thence S 90°00'00" W, along said North line, a distance of 7.00 feet to the Point of Beginning, containing 24.4 square feet, more or less.