

PARCEL DESCRIPTION ROW NO. 2023 DEDICATION-0000027-001:

LAND DESCRIPTION – STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 24TH DAY OF JULY, 2023, AT RECEPTION NUMBER 2023068872 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 2, STAPLETON FILING NO. 32, AND SITUATED IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RANGE POINT IN THE INTERSECTION OF NORTH UINTA STREET AND EAST 36TH AVENUE, BEING A FOUND 2.5" BRASS DISK FLUSH IN CONCRETE, FROM WHENCE A RANGE POINT IN THE INTERSECTION OF NORTH UINTA STREET AND EAST 35TH AVENUE, BEING A FOUND NO. 8 REBAR IN RANGE BOX, BEARS SOUTH 00°00'23" EAST, A DISTANCE OF 790.81 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO:

THENCE SOUTH 40°34'39" EAST, A DISTANCE OF 64.51 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING;

THENCE NORTH 89°59'34" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 5.08 FEET;

THENCE SOUTH 26°33'54" WEST, A DISTANCE OF 11.36 FEET TO THE WEST LINE OF SAID LOT 1;
THENCE NORTH 00°00'23" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 10.16 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING;

CONTAINING 26 SQUARE FEET, 0.001 ACRES OF LAND, MORE OR LESS.