

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000145-001:**

**LAND DESCRIPTION – W. 44<sup>TH</sup> AVE.**

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED MAY 6<sup>TH</sup>, 1977 UNDER RECEPTION NUMBER BOOK 1433 PAGE 207 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

THAT PART OF LOT 21, SUNNYSIDE ACRES, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 21; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 21 A DISTANCE OF 3.71 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 5.25 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID LOT 21 THAT IS 3.71 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE EASTERLY ALONG THE SAID SOUTH LINE TO THE POINT OF BEGINNING.