

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000073-001:

LAND DESCRIPTION - STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 22ND DAY OF JUNE, 2021, AT RECEPTION NUMBER 2021119265 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOT 14, BLOCK 32, HIGHLAND PARK BEING SITUATED IN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3, SOUTH RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A POINT ON THE WESTERLY LINE OF SAID BLOCK 32, 3.00 FEET SOUTH OF THE SOUTHWEST CORNER OF SAID LOT 14;
THENCE N 90°00'00"E ALONG A LINE 3.00 FEET SOUTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 14, A DISTANCE OF 99.50 FEET
THENCE N 00°00'00"E ALONG A LINE 99.50 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID BLOCK 32, A DISTANCE OF 78.48 FEET TO THE POINT OF BEGINNING;
THENCE N 49°20'52" W, A DISTANCE OF 33.19 FEET;
THENCE S 58°45'49" E ALONG A NORTHERLY LINE OF SAID BLOCK 32, A DISTANCE OF 29.44 FEET;
THENCE S 00°00'00" W ALONG A LINE 99.50 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID BLOCK 32, A DISTANCE OF 6.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 80 SQUARE FEET, 0.002 ACRES, MORE OR LESS.