

PARCEL DESCRIPTION ROW NO. 2017-DEDICATION-0000096-001:

LAND DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 20TH DAY OF MARCH, 2018, AT RECEPTION NUMBER 2018032656 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; AND LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING A PORTION OF LOTS 21 THROUGH 32 INCLUSIVE, BLOCK 7, IRONTON AND THE FIRST ADDITION TO IRONTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER OF SAID LOT 21, AT WHICH POINT THE LOWER LIMITS ARE ELEVATION 5190.02 FEET (NAVD 88), BEING 1.00 FEET BELOW PROPOSED FINISHED GRADE;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 21, S45°01'47"E, 8.00 FEET, AT WHICH POINT THE LOWER LIMITS ARE ELEVATION 5190.02 FEET (NAVD 88), BEING 1.00 FEET BELOW PROPOSED FINISHED GRADE;

THENCE ALONG A LINE 8.00 FEET DISTANT FROM AND PARALLEL WITH THE NORTHWESTERLY LINE OF LOTS 21 THROUGH 32 INCLUSIVE, S44°58'43"W, 305.09 FEET, AT WHICH POINT THE LOWER LIMITS ARE ELEVATION 5186.47 FEET (NAVD 88), BEING 1.00 FEET BELOW PROPOSED FINISHED GRADE;

THENCE ALONG A LINE PARALLEL WITH AND 5.00 FEET DISTANT FROM THE SOUTHWESTERLY LINE OF SAID LOT 32, N45°00'58"W, 8.00 FEET, AT WHICH POINT THE LOWER LIMITS ARE ELEVATION 5186.47 FEET (NAVD 88), BEING 1.00 FEET BELOW PROPOSED FINISHED GRADE;

THENCE ALONG THE NORTHWESTERLY LINE OF LOTS 21 THROUGH 32 INCLUSIVE, N44°58'43"E, 305.09 FEET TO THE POINT OF BEGINNING, AT WHICH POINT THE LOWER LIMITS ARE ELEVATION 5190.02 FEET (NAVD 88), BEING 1.00 FEET BELOW PROPOSED FINISHED GRADE.

CONTAINING 2,441 SQUARE FEET OR 0.056 ACRES, MORE OR LESS.

BEARINGS USED HEREIN ARE BASED ON A 19.75' RANGE LINE ON 36TH STREET BETWEEN BRIGHTON BLVD. AND WYNKOOP ST., BEING S45°00'58"E USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED AT THE NORTHWEST ON BRIGHTON BLVD. BY A FOUND 2.5" ALUMINUM CAP STAMPED PLS 37929 IN RANGE BOX. AND MONUMENTED ON THE SOUTHEAST AT WYNKOOP ST. BY A FOUND AXLE IN RANGE BOX.

REFERENCE BENCHMARK: CITY AND COUNTY OF DENVER BENCHMARK Y_313, BEING A CITY COUNTY OF DENVER BRASS CAP, NEXT TO RAILROAD TRACKS AT WAZEE ST. HAVING AN ELEVATION OF 5190.38 FEET (NAVD 88).