

PW Legal Description No. 2018-Dedication-0000123-001

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON 8/20/2018, AT RECEPTION NUMBER 2018105077 IN THE CITY AND COUNTY CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN LOT 48, BLOCK 6 OF WEST VILLA PARK AND ALSO BEING IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEARINGS ARE BASED UPON A 20 FOOT RANGE LINE IN WEST 13TH AVENUE BETWEEN NORTH RALEIGH STREET AND NORTH QUITMAN STREET ASSUMED TO BEAR SOUTH 89°59'02" EAST A DISTANCE OF 330.26 FEET. MONUMENTED BY A 2" ALUMINUM CAP STAMPED PLS 37929 IN A RANGE BOX AT THE INTERSECTION OF NORTH RALEIGH STREET AND WEST 13TH AVENUE AND BY A 2" ALUMINUM CAP STAMPED PLS 37929 IN A RANGE BOX AT THE INTERSECTION OF NORTH QUITMAN STREET AND 13TH AVENUE.

COMMENCING AT SAID RANGE POINT IN THE INTERSECTION OF QUITMAN STREET AND WEST 13TH AVENUE; THENCE SOUTH 45°00'18" WEST A DISTANCE OF 28.28 FEET TO THE POINT OF BEGINNING ALSO BEING THE NORTHEAST CORNER OF SAID LOT 48;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 48, SOUTH 00°00'22" EAST A DISTANCE OF 6.07 FEET;

THENCE LEAVING SAID LOT LINE NORTH 48°03'06" WEST A DISTANCE OF 9.08 FEET TO A POINT ON THE NORTHERLY LOT LINE OF SAID LOT 48;

THENCE ALONG SAID NORTH LINE SOUTH 89°59'02" EAST A DISTANCE OF 6.75 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS ±20 SQ. FT. MORE OR LESS