

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000015-001:

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 November, 2023, at Reception Number 2023111305 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, described as follows:

A portion of the Northwest Quarter of Section 6, Township 4 South, Range 68 West of the 6th P.M. and also being a portion of the land described in Deed Book 912 at Page 024 and in Deed recorded July 5, 2012 under Reception No. 2012088497, being more particularly described as follows:

The Basis of Bearings of this legal description is the south line of the North Half of Section 6, monumented by a by a 3-1/4" aluminum cap in range box, PLS 28286, on the west end and by a 3-1/4" aluminum cap in range box, PLS 20699, on the east end. Said line is assumed to bear North 89 degrees 39 minutes 43 seconds West.

Commencing at the West Quarter Corner of Section 6, Township 4 South, Range 68 West of the 6th P.M., being monumented by a 3-1/4" aluminum cap in range box, PLS 28286, thence South 89 degrees 39 minutes 43 seconds East along the centerline of Section 6, 470.80 feet to a point; thence North 0 degrees 20 minutes 17 seconds East, 30.00 feet to a point on the north right-of-way line of W. 10th Ave. being monumented by a No. 5 rebar with pink cap, PLS 38556; thence North 0 degrees 05 minutes 24 seconds West, 328.91 feet along the west line of a parcel of land described in Deed recorded on October 14, 1953 under Reception No. 1953271434 also being the east line of a parcel of land described in Deed recorded April 3, 2020 under Reception No. 2020046842 to a No. 5 rebar with yellow cap, PLS 15321 at the southwest corner of the parcel described in Deed recorded July 5, 2012 under Reception No. 2012088497 and the Point of Beginning:

Thence along the west line of the parcel of land described in Deed recorded July 5, 2012 under Reception No. 2012088497, North 0 degrees 18 minutes 08 seconds East, 7.00 feet; thence South 89 degrees 39 minutes 47 seconds East, 273.76 feet to a point on the east line of the parcel of land described in Deed recorded July 5, 2012 under Reception No. 2012088497; thence along the east line of the parcel of land described in Deed recorded July 5, 2012 under Reception No. 2012088497, South 0 degrees 03 minutes 24 seconds East, 7.09 feet to the southeast corner of the parcel of land described in Deed recorded on July 5, 2012 under Reception No. 2012088497; thence North 89 degrees 38 minutes 45 seconds West along the south line of the parcel of land described in Deed recorded July 5, 2012 under Reception No. 2012088497, 273.80 feet to the Point of Beginning.

Containing a calculated area of 1,929 square feet or 0.0443 acres, more or less.