

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000163-001:

LAND DESCRIPTION – STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 25TH DAY OF MARCH 2022, AT RECEPTION NUMBER 2022040613 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A parcel of land located within Block 3, Montbello No. 4, recorded August 8, 1966 at Reception No. 066702, and within Lot 2, Block 2, Montbello No. 11, recorded November 13, 1967 at Reception No. 028432, lying in the Northwest Quarter of Section 23, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the intersection of the Denver Range Line lying 20 feet east of the East line of said Block 3, Montbello No. 4 with the Denver Range Line lying 20 feet south of the South line of said Block 3, Montbello No. 4, being a #6 rebar in a range box in the northwest quadrant of the intersection of East 47th Avenue and Joliet Street, and considering said Denver Range Line in East 47th Avenue to bear South 89°27'07" West relative to the Colorado Coordinate System of 1983, Central Zone (grid bearings);

Thence North 27°01'59" West, a distance of 47.16 feet to a point on the southerly line of said Block 3, Montbello No. 4, the Point of Beginning;

Thence along the southerly lines of said Block 3, Montbello No. 4 and said Lot 2, Block 2, Montbello No. 11 the following three (3) courses:

1. Along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 74°56'38", an arc distance of 39.24 feet (chord bears South 51°58'48" West, 36.50 feet);
2. South 89°27'07" West, a distance of 430.00 feet;
3. Along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 66°41'16", an arc distance of 34.92 feet (chord bears North 57°12'15" West, 32.98 feet);

Thence North 89°41'35" East, a distance of 3.09 feet;
Thence South 44°59'47" East, a distance of 7.03 feet;
Thence North 89°41'35" East, a distance of 37.07 feet;
Thence South 45°00'00" East, a distance of 5.36 feet;
Thence North 89°27'07" East, a distance of 411.94 feet;
Thence North 59°28'56" East, a distance of 9.63 feet;
Thence North 89°41'35" East, a distance of 7.37 feet;
Thence North 49°46'37" East, a distance of 13.03 feet to the Point of Beginning,

containing 4,482 Square Feet, or 0.103 Acres, more or less.