

2018-DEDICATION-0000054-001

That parcel of land conveyed by Special Warranty deed to the City & County of Denver, Recorded the 14th of November 2018, by Reception No. 2018147147, In the City and County of Denver, Clerk and Recorder's Office, State of Colorado.

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 89°47'39" E, FROM THE NORTH QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "PLS 27278" TO THE NORTHEAST CORNER OF SAID SECTION 16, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 19003", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 16, THENCE S 84°22'45" E, A DISTANCE OF 602.97 FEET TO THE NORTHEAST CORNER OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2015076691, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, ALSO BEING A POINT ON THE SOUTH LINE OF EAST 56TH AVENUE RIGHT-OF-WAY AS DEDICATED BY RESOLUTION 64, OF SERIES 2009, RECORDED AT RECEPTION NO. 2009068395, SAID CITY AND COUNTY OF DENVER RECORDS, AND THE POINT OF BEGINNING;

THENCE N 87°45'22" E, ALONG THE SOUTH LINE OF SAID EAST 56TH AVENUE RIGHT-OF-WAY, A DISTANCE OF 270.79 FEET;  
THENCE S 78°10'56" W, A DISTANCE OF 65.88 FEET;  
THENCE S 87°48'50" W, A DISTANCE OF 44.82 FEET;  
THENCE S 88°10'29" W, A DISTANCE OF 44.78 FEET;  
THENCE S 88°32'08" W, A DISTANCE OF 44.78 FEET;  
THENCE S 88°53'46" W, A DISTANCE OF 44.78 FEET;  
THENCE S 89°59'56" W, A DISTANCE OF 27.02 FEET TO A POINT ON THE EAST LINE OF SAID SPECIAL WARRANTY DEED;  
THENCE N 00°04'06" W, ALONG SAID EAST LINE, A DISTANCE OF 8.03 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2,444 SQUARE FEET OR 0.056 ACRES, MORE OR LESS.