

PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000192-001:

LAND DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF DECEMBER 2018, AT RECEPTION NUMBER 2018163927 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

AN PARCEL OF LAND BEING THE EASTERLY 3 FEET OF LOTS 18 THROUGH 23, INCLUSIVE, BLOCK 52, VIADUCT ADDITION TO DENVER, SAID PARCEL BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS STATEMENT:

BEARINGS ARE BASED ON A LINE OF OFFSET BEING 4 FEET SOUTH OF THE SOUTHERLY MOST LINE OF BLOCK 52, VIADUCT ADDITION TO DENVER. SAID LINE IS MONUMENTED ON THE EASTERLY END BY A FOUND NAIL AND BRASS TAG (PLS 10102 "TERRA") AND ON THE WESTERLY END BY A FOUND CHISLED "X" IN CONCRETE. SAID LINE IS ASSUMED TO BEAR S 89° 41' 52" W. ALL BEARINGS BEING REPORTED ARE IN REFERENCE TO SAID LINE.

BEGINNING AT THE NORTHEAST CORNER OF LOT 23, BLOCK 52, VIADUCT ADDITION TO DENVER. FROM SAID POINT OF BEGINNING A FOUND NAIL AND BRASS TAG, PLS 12346 (4' OFFSET) BEARS N 89° 44' 35" E, A DISTANCE OF 4.00 FEET;

THENCE S 00° 18' 35" E WITH THE EAST LINE OF LOTS 18 THROUGH 23, BLOCK 52, INCLUSIVE, A DISTANCE OF 149.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18. SAID POINT BEING MARKED BY A NAIL AND ¾ INCH BRASS TAG (PLS 38051);

THENCE S 89° 42' 25" W WITH THE SOUTH LINE OF SAID LOT 18, A DISTANCE OF 3.00 FEET;

THENCE N 00° 18' 35" W PARALLEL AND OFFSET 3.00 FEET WESTERLY WITH THE EAST LINE OF SAID LOTS 18 THROUGH 23, BLOCK 52, INCLUSIVE, A DISTANCE OF 149.78 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 23;

THENCE N 89° 44' 35" E WITH THE NORTH LINE OF SAID LOT 18, A DISTANCE OF 3.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.010 ACRES (449 SQ. FEET), MORE OR LESS.