

PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000088-001:

LAND DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 31ST DAY OF AUGUST, 2018, AT RECEPTION NUMBER 2018111150 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL A, RECORDED AT RECEPTION NO. 2016179288 OF THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, T4S, R67W OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, T4S, R67W OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE SOUTH BY AN ILLEGIBLE 2" ALUMINUM CAP IN RANGE BOX AND ON THE NORTH BY A 2" ALUMINUM CAP IN RANGE BOX STAMPED "LS. NO. 23049" AND IS CONSIDERED TO BEAR N00°23'46" W.

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, T4S, R67W OF THE 6TH PRINCIPAL MERIDIAN; THENCE ALONG SAID WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, N00°23'46"W A DISTANCE OF 1236.14'; THENCE N89°36'14"E A DISTANCE OF 26.55 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL A AND BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHWESTERLY LINE OF SAID PARCEL A, N41°25'17"E, A DISTANCE OF 3.98 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF LEETSDALE DRIVE;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF LEETSDALE DRIVE, S66°39'11"E, A DISTANCE OF 146.04 FEET;

THENCE S10°36'12"W, A DISTANCE OF 3.88 FEET;

THENCE N66°39'11"W, A DISTANCE OF 148.14 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 557 SQUARE FEET OR 0.013 ACRE, MORE OR LESS.