

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000129-001:

LAND DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 13TH DAY OF NOVEMBER, 2020, AT RECEPTION NUMBER 2020190458 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A STRIP OF LAND BEING THE SOUTH TEN FEET (10') OF LOTS 25-36, BLOCK 4 OF FAIRVIEW, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT AT THE INTERSECTION OF WEST 13TH AVENUE AND DECATUR STREET;

THENCE NORTH 69°44'43" EAST A DISTANCE OF 59.51 FEET TO THE POINT OF BEGINNING TO THE SOUTHWEST CORNER OF SAID LOT 25, BLOCK 4 OF FAIRVIEW;

THENCE NORTH 00°28'02" WEST, ALONG THE WEST LINE OF SAID LOT 25, A DISTANCE OF 10.00 FEET;

THENCE NORTH 89°22'55" EAST, DEPARTING SAID WEST LOT LINE AND TEN FEET (10') NORTH OF AND PARALLEL WITH THE SOUTH LINES OF SAID LOTS 25-36, BLOCK 4 OF FAIRVIEW, A DISTANCE OF 299.98 FEET TO THE EAST LINE OF SAID LOT 36, BLOCK 4 OF FAIRVIEW;

THENCE SOUTH 00°26'52" EAST, DEPARTING SAID PARALLEL LINE AND ALONG SAID EAST LINE OF LOT 36, BLOCK 4 OF FAIRVIEW, A DISTANCE OF 10.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 36;

THENCE SOUTH 89°22'55" WEST, ALONG THE SOUTH LINES OF SAID LOTS 25-36, BLOCK 4 OF FAIRVIEW, A DISTANCE OF 299.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,000 SQUARE FEET OR 0.07 ACRES, MORE OR LESS.

FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE TWENTY FOOT (20') RANGE LINE OF WEST 13TH AVENUE SOUTH OF BLOCK 4 OF FAIRVIEW AS MONUMENTED BY A 2" ALUMINUM CAP STAMPED LS 24942 IN A RANGE BOX AT THE WEST END OF 13TH AVENUE AND BY A 3-1/4" ALUMINUM CAP STAMPED LS 38026 IN A RANGE BOX TO THE EAST ON WEST 13TH AVENUE AND BEARS NORTH 89°22'55" EAST.