

LEGAL DESCRIPTION FOR DEDICATION OF RIGHT OF WAY

A Parcel of land located in the NE ¼, Section 5, Township 4 South, Range 67 West of the Sixth Principal Meridian, being a portion of Lot 18 and vacated Magnolia Street, Block 32, Montclair as platted in the records of the City and County of Denver, Colorado in Book 3 at Page 27, dated May 29, 1885 and conveyed by a warranty deed to the City and County of Denver, recorded on the 1st day of January, 2015, at Reception Number 2015007190 in the City and County of Denver Clerk & Recorder's Office, State of Colorado, being more particularly described as follows:

Beginning at the northwest corner of said Lot 18;
Thence N89°38'05"E along the south right-of-way line of Colfax Avenue, 151.03 feet;
Thence S0°23'54"E, 7.00 feet;
Thence S89°38'05"W, 151.04 feet to the east right-of-way line of Monaco Parkway;
Thence N0°22'30"W along said east line, 7.00 feet to the Point of Beginning.

Said parcel, as described, contains 1,057 square feet, more or less.