

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000099-001:

LAND DESCRIPTION – STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 15TH DAY OF SEPTEMBER, 2020, AT RECEPTION NUMBER 2020148808 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF LOTS 3-7, BLOCK 17, HAGER'S ADDITION TO HIGHLAND SUBDIVISION, AS RECORDED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHWEST ONE QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "ALC PLS 37969" MONUMENTING THE EAST CORNER OF SAID PARCEL OF LAND;

THENCE N32°44'17"E, A DISTANCE OF 122.35 FEET TO THE POINT OF BEGINNING;

THENCE N32°44'17"E, A DISTANCE OF 11.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SPEER BOULEVARD;

THENCE S57°19' 13"E, A DISTANCE OF 62.50 FEET ALONG THE SOUTH RIGHT OF WAY OF SPEER BOULEVARD;

THENCE S32°29'37"W DEPARTING THE SOUTH RIGHT OF WAY OF SPEER BOULEVARD, A DISTANCE OF 11.00 FEET;

THENCE N57°19'13"W, A DISTANCE OF 62.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 687.76 SQUARE FEET OR 0.0158 ACRES MORE OR LESS.