

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000011-001

LAND DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF SEPTEMBER, 2023, AT RECEPTION NUMBER 2023089351 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF A PARCEL OF LAND AS DESCRIBED IN RECEPTION NO. 2016104656, DATED AUGUST 9, 2016 IN THE RECORDS OF CITY AND COUNTY OF DENVER CLERK AND RECORDER, KNOWN AS PAD 3, TO BEAR SOUTH 00°20'15" EAST, A DISTANCE OF 197.73 FEET BETWEEN A FOUND BRASS TAG AND NAIL IN CHISELED CROSS, ILLEGIBLE AND A FOUND 2" ALUMINUM DISK WITH MAG NAIL, STAMPED "FLATIRONS SURVEYING PLS 19588", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTHEAST CORNER OF PAD 3; THENCE SOUTH 00°20'15" EAST, ALONG SAID EAST LINE, A DISTANCE OF 197.73 FEET TO THE SOUTHEAST CORNER OF SAID PAD 3; THENCE SOUTH 89°39'44" WEST, ALONG THE SOUTH LINE OF SAID PAD 3, A DISTANCE OF 9.00 FEET; THENCE NORTH 00°20'15" WEST, A DISTANCE OF 197.70 FEET TO THE NORTH LINE OF SAID PAD 3; THENCE NORTH 89°28'56" EAST, ALONG THE NORTH LINE OF SAID PAD 3, A DISTANCE OF 9.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,779 SQ.FT. OR 0.04 ACRES, MORE OR LESS.