

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000015-001:

LAND DESCRIPTION:

A PARCEL OF LAND CONVEYED TO THE CITY AND COUNTY OF DENVER BY WARRANTY DEED RECORDED AUGUST 9, 1995 AT RECEPTION NUMBER 1995096269 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, SAID PARCEL BEING SITUATED IN THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, AND ALSO BEING A PART OF LOT 6, SECOND ADDITION TO HUGHES MOUNTAIN VIEW SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO; THENCE N89°50'15"W AND ALONG THE NORTH LINE OF SAID SECTION 21 A DISTANCE OF 1239.20 FEET; THENCE S00°09'45"W A DISTANCE OF 84.17 FEET TO THE MOST NORTHERLY CORNER OF LOT 6, SECOND ADDITION TO HUGHES MOUNTAIN VIEW SUBDIVISION; THENCE S64°40'00"E AND ALONG THE NORTHERLY LINE OF SAID LOT 6 AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH ROSEMARY WAY A DISTANCE OF 132.15 FEET; THENCE S32°43'56"E AND ALONG THE NORTHEASTERLY LINE OF SAID LOT 6 AND CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 30.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S32°43'56"E AND ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 70.16 FEET TO THE MOST NORTHERLY CORNER OF LOT 1, RESUBDIVISION OF A PORTION OF LOT 6, SECOND ADDITION TO HUGHES MOUNTAIN VIEW SUBDIVISION; THENCE S53°23'33"W AND ALONG THE NORTHWESTERLY LIINE OF SAID LOT 1 AND THE NORTHWESTERLY LINE OF LOT 3, RESUBDIVISION OF A PORTION OF LOT 6, SECOND ADDITION TO HUGHES MOUNTAIN VIEW SUBDIVISION A DISTANCE OF 379.12 FEET TO A POINT LYING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH QUINCE WAY; THENCE N36°38'39"W AND ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTHWESTERLY LINE OF SAID LOT 6 A DISTANCE OF 105.00 FEET; THENCE N74°38'17"E A DISTANCE OF 96.59 FEET; THENCE N53°23'33"E A DISTANCE OF 293.91 FEET TO THE POINT OF BEGINNING.

CONTAINING (28,281 SQUARE FEET) 0.649 ACRES, MORE OR LESS.