

15 FOOT RIGHT-OF-WAY DEDICATION:

A PARCEL OF LAND BEING THE EAST 15 FEET OF UNO COURT ADJACENT TO LOTS 9, 10, 11 AND THE NORTH 20 FEET OF LOT 12, BLOCK 1, PLEASANT HILL SUBDIVISION, LOCATED WITHIN THE NORTHWEST QUARTER SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A ZERO (0.00') RANGE LINE IN TENNYSON STREET BETWEEN W. 13TH AVENUE AND W. 12TH AVENUE IS ASSUMED TO BEAR SOUTH 00°06'27" EAST A DISTANCE OF 408.24 FEET BETWEEN AN A 1" STEEL ROD IN A RANGE BOX FOUND AT THE INTERSECTION OF TENNYSON STREET AND W. 13TH AVENUE AND A 2.5" ALUMINUM CAP (ILLEGIBLE) IN A RANGE BOX FOUND AT THE INTERSECTION OF TENNYSON STREET AND W. 12TH AVENUE.

COMMENCING AT SAID 1" STEEL ROD AT THE INTERSECTION OF TENNYSON STREET AND W. 13TH AVENUE: THENCE ALONG SAID ZERO RANGE LINE SOUTH 00°06'27" EAST A DISTANCE OF 200.12 FEET TO THE NORTHEAST CORNER OF SAID LOT 9, BLOCK 1: THENCE DEPARTING SAID ZERO RANGE LINE AND ALONG THE NORTH LINE OF SAID LOT 9, BLOCK 1, NORTH 89°22'44" EAST A DISTANCE OF 106.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 9, BLOCK 1, AND THE POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF LOTS 9, 10, 11 AND THE NORTH 20 FEET OF LOT 12, BLOCK 1, SOUTH 00°06'59" EAST A DISTANCE OF 95.09 FEET TO THE NORTHEAST CORNER OF A RIGHT OF WAY DEDICATION RECORDED AT RECEPTION NUMBER 2015112226;

THENCE ALONG THE NORTH LINE OF SAID RECEPTION NUMBER 2015112226 NORTH 89°23'42" WEST A DISTANCE OF 15.00 FEET;

THENCE NORTH 00°06'59" WEST, 15 FEET WEST OF AND PARALLEL WITH SAID WEST LINE OF LOTS 9, 10, 11 AND THE NORTH 20 FEET OF LOT 12, BLOCK 1, A DISTANCE OF 95.10 FEET;

THENCE SOUTH 89°22'44" EAST ALONG SAID NORTH LINE LOT 9, BLOCK 1 EXTENDED A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING ±1,426 SQ. FT. OR ±0.033 ACRES.