

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000106-001:

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 JANUARY, 2022, AT RECEPTION NUMBER 2022007477 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND OVER THE WEST 2.00 FEET OF LOTS 11 THROUGH 15, AND PART OF LOT 10, BLOCK 25, GROMMON'S RE-SUBDIVISION OF BLOCK 25 HARTMAN'S ADDITION TO THE CITY OF DENVER, NOW REFERRED TO AS ZONE LOT A (4005 E. 18TH AVE.), LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, 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 WEST LINE OF SAID LOTS IN SAID GROMMON'S, SAID ZONE LOT A TO BEAR N00°01'44"E, 124.04 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT A FOUND #5 REBAR AT THE SOUTHWEST CORNER OF ZONE LOT A; THENCE N00°01'44"E ALONG SAID WEST LINE OF ZONE LOT A, 124.04 FEET TO THE NORTHWEST CORNER OF SAID ZONE LOT A; THENCE N89°46'59"E, 2.00 FEET; THENCE S00°01'44"W 2.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE; 124.03 FEET TO THE SOUTH LINE OF SAID ZONE LOT A; THENCE S89°45'58"W, 2.00 FEET TO THE SOUTHWEST CORNER OF SAID ZONE LOT A AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 248 SQ.FT., MORE OR LESS.