

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000188-001:

LEGAL DESCRIPTION – STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 26TH DAY OF FEBRUARY, 2021, AT RECEPTION NUMBER 2021035721 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOTS 11 THROUGH 16, BLOCK 8, OF WEST VILLA PARK SUBDIVISION, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: NORTH 00°35'40" EAST A DISTANCE OF 638.60', BEING THE BEARING AND DISTANCE OF THE 20' RANGE LINE IN N. TENNYSON STREET BETWEEN W. 13TH AVENUE AND W. 12 TH AVENUE, AS DEFINED AND MEASURED BETWEEN A FOUND CHISELED "X" ON STONE IN RANGE BOX AT INTERSECTION OF N. TENNYSON STREET AND W. 120TH AVENUE, AND A FOUND CHISELED "X" AT THE RANGE LINE INTERSECTION OF N. TENNYSON STREET AND WEST 13TH AVENUE.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11, BLOCK 8, WEST VILLA PARK;

THENCE ALONG THE NORTH LINE OF SAID LOT 11, BLOCK 8, SOUTH 89°24'52" EAST A DISTANCE OF 3.00 FEET;

THENCE DEPARTING SAID NORTH LINE LOT 11, BLOCK 8, SOUTH 00°35'40" WEST, PARALLEL WITH AND 3 FEET EAST OF THE WEST LINE OF SAID BLOCK 8, A DISTANCE OF 125.34 FEET TO A POINT ON THE NORTHWESTERLY LINE OF A RIGHT OF WAY DEDICATION AT ORDINANCE NUMBER 2005, SERIES 798, RECORDED AT RECEPTION NUMBER 2005190432 DATED NOVEMBER 7, 2005;

THENCE ALONG SAID NORTHWESTERLY LINE NORTH 44°23'32 WEST A DISTANCE OF 4.24 FEET TO A POINT ON THE WEST LINE SAID LOT 15, BLOCK 8;

THENCE ALONG THE WEST LINE OF SAID LOTS 11 THROUGH 15, BLOCK 8, NORTH 00°35'40" EAST A DISTANCE OF 122.34 FEET TO SAID NORTHWEST CORNER LOT 11, BLOCK 8, AND THE POINT OF BEGINNING.

CONTAINING +/-372 SQUARE FEET OR +/-0.009 ACRES OF LAND, MORE OR LESS.