

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000153-001:

LEGAL DESCRIPTION – STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 31ST DAY OF JANUARY, 2023, AT RECEPTION NUMBER 2023007190 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2021135680 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL OF LAND;
THENCE ALONG THE SOUTH LINE OF SAID PARCEL, SOUTH 89°28'50" WEST, A DISTANCE OF 6.00 FEET;
THENCE DEPARTING SAID SOUTH LINE, NORTH 02°07'10" EAST, A DISTANCE OF 65.17 FEET;
THENCE ALONG A LINE 3.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID PARCEL AND THE EXISTING WEST RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD, NORTH 00°31'10" WEST, A DISTANCE OF 160.00 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL;
THENCE ALONG SAID NORTH LINE, NORTH 89°28'50" EAST, A DISTANCE OF 3.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL AND THE WEST RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD;
THENCE ALONG THE AFOREMENTIONED EAST LINE OF SAID PARCEL AND WEST RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD, SOUTH 00°31'10" EAST, A DISTANCE OF 225.10 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 773 SQUARE FEET OR 0.018 ACRE OF LAND.

BASIS OF BEARINGS: THE EAST LINE OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2021135680 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, MONUMENTED AT THE NORTH END BY A FOUND #5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38495" AND AT THE SOUTH END BY A FOUND 3-1/4" ALUM. CAP "LS 35586". SAID LINE IS ASSUMED TO BEAR SOUTH 00°31'10" EAST.