

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000105-001:

LAND DESCRIPTION – STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 8TH DAY OF JUNE, 2023, AT RECEPTION NUMBER 2023054274 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF VACATED 16TH AVENUE RECORDED MARCH 26, 1979 IN BOOK 1876 AT PAGE 314 (REC. NO. 003371) AND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RANGE POINT IN THE INTERSECTION OF LOWELL BOULEVARD AND WEST 17TH AVENUE BEING AN AXLE IN RANGE BOX FROM WHENCE A RANGE POINT IN THE INTERSECTION OF NEWTON STREET AND WEST 17TH AVENUE BEING AN AXLE IN RANGE BOX BEARS SOUTH 89°48'03" WEST, A DISTANCE OF 702.89 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 08°15'17" WEST, A DISTANCE OF 396.31 FEET TO THE WEST RIGHT OF WAY LINE OF LOWELL BOULEVARD AND THE POINT OF BEGINNING;

THENCE SOUTH 00°18'25" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 24.00 FEET;

THENCE PARALLEL WITH AND 6.00 FEET NORTH OF THE CENTERLINE OF 16TH AVENUE SOUTH 89°48'03" WEST, A DISTANCE OF 145.12 FEET;

THENCE SOUTH 00°18'25" EAST, A DISTANCE OF 6.00 FEET TO SAID CENTERLINE;

THENCE SOUTH 89°48'03" WEST ALONG SAID CENTERLINE, A DISTANCE OF 124.89 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MEADE STREET;

THENCE NORTH 00°18'25" WEST ALONG THE EAST RIGHT OF WAY LINE OF MEADE STREET, A DISTANCE OF 30.01 FEET;

THENCE PARALLEL WITH AND 30.00 FEET NORTH OF SAID CENTERLINE NORTH 89°48'03" EAST, A DISTANCE OF 270.01 FEET TO THE POINT OF BEGINNING.

CONTAINING: 7,230 SQUARE FEET OR 0.167 ACRES MORE OR LESS.