

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000025-001:

LAND DESCRIPTION - STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 20TH DAY OF JUNE, 2022, AT RECEPTION NUMBER 2022082642 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 31 AND 32, BLOCK 6, WHITSITT'S ADDITION TO DENVER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE 20' RANGE LINE OF CHEROKEE STREET TO BEAR SOUTH 00°17'43" EAST, A DISTANCE OF 286.81 FEET BETWEEN A FOUND PARTIALLY ILLEGIBLE 2-1/2" ALUMINUM CAP STAMPED "LS 31158" AT THE INTERSECTION OF THE 20' RANGE LINE OF CHEROKEE STREET AND THE 0' RANGE LINE BETWEEN WEST 10TH AVENUE AND WEST 11TH AVENUE AND A FOUND 2-1/2" ALUMINUM CAP STAMPED "LS 31158" AT THE INTERSECTION OF CHEROKEE STREET AND WEST 10TH AVENUE, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT IN THE INTERSECTION OF CHEROKEE STREET AND WEST 10TH AVENUE; THENCE SOUTH 40°00'21" EAST, A DISTANCE OF 78.15 FEET TO THE NORTHWESTERLY CORNER OF LOT 40, BLOCK 6, WHITSITT'S ADDITION TO DENVER, RECORDED IN BOOK 6 AT PAGE 74 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER; THENCE ALONG THE WESTERLY LINE OF LOTS 32 THROUGH 40, SOUTH 00°13'39" EAST, A DISTANCE OF 208.30 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 29°53'55" EAST, A DISTANCE OF 31.39 FEET TO A POINT ON A SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN THE IMPROVEMENT SURVEY PLAT-ZONE LOT AMENDMENT RECORDED JULY 16, 2021 AT RECEPTION NO. 2021135008; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 60°04'53" WEST, A DISTANCE OF 4.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SPEER BOULEVARD; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 29°53'55" WEST, A DISTANCE OF 24.37 FEET TO THE POINT WHERE THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SPEER BOULEVARD INTERSECTS THE EASTERLY RIGHT-OF-WAY LINE OF CHEROKEE STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 00°13'39" WEST, A DISTANCE OF 8.08 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINING 112 SQ. FT. OR 0.0026 ACRES, MORE OR LESS.