

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000147-001:

LEGAL DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY RULE AND DECREE IN CONDEMNATION TO THE CITY AND COUNTY OF DENVER, DESCRIBED AS PARCEL NO. 4A, RECORDED ON THE 7TH DAY OF JUNE, 2002, AT RECEPTION NUMBER 2002102747 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

PARCEL NO. 4A

A PARCEL OF LAND LOCATED IN LOTS 3 TO 6,
BLOCK 4,
WEST DENVER,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.; THENCE S 60°44'30" E A DISTANCE OF 3799.59 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF SAID BLOCK 4 ALSO BEING THE POINT OF BEGINNING;
THENCE S 30°32'22" E ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 4, A DISTANCE OF 204.94 FEET TO THE NORTHWESTERLY LINE OF ALLEY;
THENCE S 59°36'30" W ALONG A LINE PARALLEL TO THE NORTHWESTERLY LINE OF LOT 3 OF SAID BLOCK 4, A DISTANCE OF 99.99 FEET;
THENCE N 30°32'16" W, A DISTANCE OF 24.94 FEET TO A POINT OF CURVE;
THENCE ALONG THE CURVE TO THE LEFT HAVING A RADIUS OF 951.74 FEET, A CENTRAL ANGLE OF 10°54'20" AND AN ARC LENGTH OF 181.15 FEET TO THE NORTHWESTERLY LINE OF SAID BLOCK 4;
THENCE N 59°36'47" E ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 4, A DISTANCE OF 117.18 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

NOTE:

THE BASIS OF BEARING IN THE ABOVE DESCRIPTION IS THE NORTH LINE OF SECTION 33 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.; COMMENCING AT THE NORTHWEST CORNER OF SECTION 33, LOCATED AND FOUND AS A CHISELED "X" IN A RANGE BOX; THENCE EASTERLY ALONG THE NORTH LINE OF N 89°45'53" E, A DISTANCE OF 5282.48 FEET TO THE NORTHEAST CORNER OF SECTION 33 LOCATED AND FOUND AS 2 3/8" X 30" ALUM. MONU., L.S. 13155 IN RANGE BOX.