

PW Legal Description No. 2018-Dedication-0000134-002

A Parcel No. RTD-CCD-14 conveyed to the City and County of Denver by Quit Claim Deed recorded at Reception No. 2018082023 on July 3, 2018 in the City and County of Denver Clerk and Recorder's Office, located in the Southeast Quarter of Section 24, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast Corner of said Section 24, (a found 3-1/4 inch aluminum cap in range box, stamped: "COLO DEPT OF HIGHWAYS T3S S24 S19 S25 S30 1990 PLS 11434");
WHENCE the South 1/4 Corner of said Section 24 (a found 3-1/4 inch aluminum cap, 7 inches below surface, stamped: "MOLLENHAUER 2008 T3S R68W ¼ S24 S25 LS 38033") bears N89°51'23"W (Basis of Bearing-Assumed), a distance of 2654.03 feet;
THENCE N20°53'40"W a distance of 2338.90 feet to the southeast corner of said Lot 13, Block 2, also being the northerly right-of-way line of East 42nd Avenue, and to the POINT OF BEGINNING;

THENCE N89°53'59"W coincident with said northerly right-of-way line a distance of 315.01 feet to the southwest corner of said Lot 13 Block 1;
THENCE N00°04'22"W coincident with the westerly line of said Lot 13 Block 1, a distance of 10.20 feet;
THENCE S89°53'59"E coincident with a line 10.20 feet northerly of and parallel with said northerly right-of-way line a distance of 315.01 feet to the easterly line of said Lot 13, Block 2;
THENCE S00°04'27"E coincident with said easterly line a distance of 10.20 feet to the POINT OF BEGINNING.