

ROW

PARCEL DESCRIPTION ROW NO. 2020-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 21ST DAY OF JANUARY, 2022, AT RECEPTION NUMBER 2022009901 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 LOT 1, BLOCK 2, GATEWAY LANDING SUBDIVISION RECORDED AT RECEPTION NO. 2020200141, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, CITY AND COUNTY OF DENVER, STATE OF COLORADO, LYING IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 16, WHENCE THE EAST LINE OF SAID SOUTHWEST QUARTER BEARS SOUTH 00°04'35" EAST, A DISTANCE OF 2,649.97 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, SOUTH 00°04'35" EAST, A DISTANCE OF 1,536.04 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°52'50" WEST, A DISTANCE OF 94.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, AND THE SOUTHERLY RIGHT-OF-WAY OF EAST 49TH PLACE AS DEPICTED ON SAID GATEWAY LANDING SUBDIVISION, AND THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, SOUTH 00°04'35" EAST, A DISTANCE OF 10.30 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTH 63°33'16" WEST, A DISTANCE OF 23.02 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 1, AND SAID SOUTHERLY RIGHT-OF-WAY;

THENCE ALONG SAID NORTHERLY BOUNDARY AND SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°52'50" EAST, A DISTANCE OF 20.60 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.002 ACRES, (106 SQUARE FEET), MORE OR LESS.