

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-000059-001:

LAND DESCRIPTION – STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF AUGUST, 2023, AT RECEPTION NUMBER 2023071526 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17 RELATIVE TO THE COLORADO COORDINATE SYSTEM OF 1983, CENTRAL ZONE. THE LINE BEARS SOUTH 00°24'04" EAST PER THE CITY AND COUNTY OF DENVER. THE LINE IS MONUMENTED AT THE SOUTH END BY A 2.5" ALUMINUM CAP IN MONUMENT BOX STAMPED RUSSELL 23519 2006. THE LINE IS MONUMENTED AT THE NORTH END BY A 2.5" ALUMINUM CAP IN MONUMENT BOX WITH ILLEGIBLE STAMPING. SAID ILLEGIBLE ALUMINUM CAP AT THE NORTH END IS WITNESSED BY A CHISELED CROSS BEARING NORTH 25°43' WEST, 47.39 FEET, A CHISELED CROSS BEARING NORTH 24°35' EAST, 57.01 FEET, A CHISELED CROSS BEARING SOUTH 19°22' EAST, 43.13 FEET AND A NO. 5 REBAR & 1.5" ALUM. CAP STAMPED LS 25369 BEARING SOUTH 44°17' WEST, 44.19 FEET AND IS SHOWN ON MONUMENT RECORD FILED 12/31/2016 BY PLS 20683.

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO BEAR SOUTH 00°24'04" EAST;

THENCE NORTH 89°33'51" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 69.00 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN REAL PROPERTY DESCRIBED IN QUIT CLAIM DEED RECORDED JULY 1, 1997 IN THE OFFICE OF THE CITY AND COUNTY OF DENVER, COLORADO CLERK AND RECORDER AT RECEPTION NO. 9700084816, THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°33'51" EAST, A DISTANCE OF 6.50 FEET;

THENCE SOUTH 00°24'04" EAST, A DISTANCE OF 200.00 FEET;

THENCE SOUTH 89°33'51" WEST, A DISTANCE OF 6.50 FEET;

THENCE NORTH 00°24'04" WEST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING,

CONTAINING 1,300 SQUARE FEET, OR 0.030 ACRES, MORE OR LESS.