

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000139-001

LAND DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 19TH DAY OF SEPTEMBER, 2023, AT RECEPTION NUMBER 2023089893 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOT 1, BLOCK 3, BRINKHAUS SLOAN LAKE ADDITION 2ND FILING, LOCATED WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARITY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 3, BRINKHAUS SLOAN LAKE ADDITION 2ND FILING; THENCE SOUTH 89°54'31" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89°54'31" EAST A DISTANCE OF 0.94 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 12°41'20" WEST, A DISTANCE OF 4.23 FEET TO A POINT ON THE EAST LINE OF THE WEST 14 FEET SAID LOT 1; THENCE ALONG A LINE PARALLEL WITH AND 14.00 FEET EAST OF THE WEST LINE OF SAID LOT 1, NORTH 00°05'40" WEST A DISTANCE OF 4.13 FEET TO THE POINT OF BEGINNING.

CONTAINING ±1.9 SQUARE FEET OF LAND.

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. WHICH IS ASSUMED TO BEAR NORTH 00°05'40" WEST A DISTANCE OF 2639.98 FEET, AS DEFINED AND MEASURED BETWEEN A FOUND 2-1/2" ALUMINUM CAP STAMPED "L.S 13212" IN RANGE BOX 0.6' BELOW GRADE AT THE WEST 1/4 CORNER SAID SECTION 31 AND AT THE SW CORNER SAID SECTION 31 BY A FOUND 3.25" ALUMINUM CAP STAMPED "PLS 13485" IN RANGE BOX, AS SHOWN HEREON.