

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000107-001:

LAND DESCRIPTION - STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF JANUARY, 2023, AT RECEPTION NUMBER 2023002250 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A TRACT OR PARCEL OF LAND SITUATED IN BLOCK 1, MONTBELLO NO. 8, IN THE NORTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 67 WEST, OF THE 6TH P.M., THENCE S31°35'49"E, 757.61 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID BLOCK 1, MONTBELLO NO. 8, AND THE TRUE POINT OF BEGINNING:

THENCE S67°59'34"E ALONG SAID NORTHEASTERLY LINE, 294.00 FEET TO THE NORTHEAST CORNER OF PARCEL I AS DESCRIBED IN CITY AND COUNTY OF DENVER RECEPTION NO. 2020026812;

THENCE S22°01'20"W, ALONG THE EASTERLY LINE OF SAID PARCEL I, 1.00 FOOT;

THENCE N67°59'34"W, ALONG A LINE PARALLEL WITH SAID NORTHEASTERLY LINE OF BLOCK 1, MONTBELLO NO. 8, 294.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL I;

THENCE N22°00'26"E ALONG SAID WESTERLY LINE, 1.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 294 SQUARE FEET OR 0.007 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE NORTH LINE OF BLOCK 1, MONTBELLO NO. 8 ALONG THE NORTH LINE OF THE SUBJECT PROPERTY, BEING S67°59'34"E, AS MEASURED USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED ON THE WEST BY A 3/4" YELLOW PLASTIC CAP FOUND AT THE CENTERLINE OF A 40' ACCESS EASEMENT AND THE SOUTH RIGHT-OF-WAY LINE OF E ALBROOK DR, AND AS MONUMENTED ON THE EAST BY A NAIL AND WASHER PLS 16406 FOUND AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY, BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF E ALBROOK DR.