

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000020-001:

LAND DESCRIPTION - STREET PARCEL

A PARCEL OF LAND CONVEYED BY QUITCLAIM DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 17TH DAY OF MARCH, 2021, AT RECEPTION NUMBER 2021049994 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 LOTS 15 AND 16, BLOCK 8, WEST VILLA PARK SUBDIVISION, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: NORTH 00°35'40" EAST A DISTANCE OF 638.60', BEING THE BEARING AND DISTANCE OF THE 20' RANGE LINE IN N. TENNYSON STREET BETWEEN W. 13TH AVENUE AND W. 12TH AVENUE, AS DEFINED AND MEASURED BETWEEN A FOUND CHISELED "X" ON STONE IN RANGE BOX AT INTERSECTION OF N. TENNYSON STREET AND W. 120TH AVENUE, AND A FOUND CHISELED "X" AT THE RANGE LINE INTERSECTION OF N. TENNYSON STREET AND WEST 13TH AVENUE.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11, BLOCK 8, WEST VILLA PARK;
THENCE ALONG THE WEST LINE OF LOTS 11-15, SAID BLOCK 8, WEST VILLA PARK SOUTH 00°35'40" WEST, A DISTANCE OF 122.34 FEET TO THE MOST NORTHERLY CORNER OF A PARCEL OF LAND DESCRIBED IN ORDINANCE 798 SERIES 2005 RECORDED AT RECEPTION NO. 2005190432 AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL SOUTH 44°23'32" EAST, A DISTANCE OF 21.22 FEET TO A POINT ON THE NORTH LINE OF STIPULATED RULE AND CONDEMNATION AND DECREE RECORDED AT RECEPTION NO. 2000024439; THENCE ALONG SAID NORTH LINE OF SAID RECEPTION NO. 2000024439 NORTH 89°23'14" WEST A DISTANCE OF 4.64 FEET; THENCE ALONG THE NORTHWESTERLY LINE OF SAID RECEPTION NO. 2000024439 NORTH 44°45'26" WEST, A DISTANCE OF 14.57 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF SAID LOT 16, BLOCK 8; THENCE ALONG THE WEST LINE OF SAID LOTS 15 AND 16, BLOCK 8, NORTH 00°35'40" EAST, A DISTANCE OF 4.77 FEET TO THE SAID MOST NORTHERLY CORNER RECEPTION NO. 2005190432 AND THE POINT OF BEGINNING.

CONTAINING ±60 SQUARE FEET OR ±0.001 ACRES OF LAND, MORE OR LESS.