

PW Parcel Description 2016-Dedication-0000157-001

That parcel of land conveyed by Special Warranty deed to the City & County of Denver, Recorded the 9th of November 2017, by Reception No. 2017147528, In the City and County of Denver, Clerk and Recorder's Office, State of Colorado.

A parcel of land being a portion of the parcel described by Quit Claim Deed recorded at Reception No. 2017017413, situated in the Northeast Quarter of Section 21, Township 3 South, Range 66 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the East Quarter Corner of said Section 21, whence the Center Quarter Corner of said Section 21 bears South 89°57'32" West, as described on C.P. Bedrock Filing No. 4 recorded February 11, 2014 at Reception No. 2014015960, said line being the **BASIS OF BEARINGS** for this description;
THENCE South 89°57'32" West along the south line of the Northeast Quarter of said Section 21, a distance of 60.00 feet to a point on the west line of Tower Road as described at Reception No. 2004109866, said point being the **POINT OF BEGINNING**;
THENCE South 89°57'32" West continuing along said south line, a distance of 2.00 feet to a line parallel with and 2.00 feet west of said west line;
THENCE North 00°00'12" West along said parallel line, a distance of 311.58 feet;
THENCE North 89°59'48" East, a distance of 2.00 feet to said west line;
THENCE South 00°00'12" East along said west line, a distance of 311.58 feet to the **POINT OF BEGINNING**.

Said Parcel contains 623 square feet or 0.01 acres, more or less