

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000014-001:

LAND DESCRIPTION

A PARCEL OF LAND CONVEYED TO THE CITY AND COUNTY OF DENVER BY WARRANTY DEED RECORDED FEBRUARY 22, 2017 AT RECEPTION NUMBER 2017025210 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, SAID PARCEL BEING SITUATED IN THE SOUTHWEST ¼ OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THENCE N40°17'59"E A DISTANCE OF 696.81 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH PARKER ROAD (HIGHWAY 83) TO THE POINT OF BEGINNING;
THENCE N16°56'02"W A DISTANCE OF 17.57 FEET;
THENCE S64°39'36"E A DISTANCE OF 214.63 FEET;
THENCE S06°03'04"W A DISTANCE OF 13.77 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH PARKER ROAD (HIGHWAY 83);
THENCE N64°39'36"W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 207.36 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (2,743 SQUARE FEET) 0.0630 ACRES.

BEARINGS USED IN THE ABOVE LEGAL DESCRIPTION ARE BASED ON THE WEST LINE OF THE SW1/4 OF THE SW1/4 OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°05'23"E, BOUNDED BY A 3-1/4" BRASS CAP STAMPED LS 16398 – 1995, FOUND IN A RANGE BOX AT THE S1/16 CORNER OF SAID SECTION 16 | 17 AND A 3" BRASS CAP STAMPED LS 16398-1988, FOUND IN A RANGE BOX AT THE SW CORNER OF SAID SECTION 16.