

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000045-001:

LAND DESCRIPTION – STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF APRIL, 2021, AT RECEPTION NUMBER 2021062309 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF SECTION 13 TO BEAR SOUTH 00°12'07" EAST, A DISTANCE OF 2647.85 FEET BETWEEN A FOUND 10" BY 8" PINK COLORED SANDSTONE AT THE EAST QUARTER CORNER OF SECTION 13 AND A FOUND AXLE IN RANGE BOX AT THE SOUTHEAST CORNER OF SECTION 13, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID EAST QUARTER CORNER OF SECTION 13; THENCE SOUTH 43°26'32" WEST, A DISTANCE OF 1920.53 FEET TO AN EASTERLY CORNER OF THAT PROPERTY DESCRIBED IN DEED RECORDED IN THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER AT RECEPTION NO. 2015102029 AND THE POINT OF BEGINNING;
THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PROPERTY, SOUTH 34°27'54" WEST, A DISTANCE OF 441.10 FEET TO THE SOUTHEASTERLY CORNER OF SAID PROPERTY;
THENCE ALONG THE SOUTHERLY LINE OF SAID PROPERTY, SOUTH 89°52'42" WEST, A DISTANCE OF 8.50 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 7.00 FEET NORTHWESTERLY THEREFROM, SAID SOUTHEASTERLY LINE, NORTH 34°27'54" EAST, A DISTANCE OF 456.67 FEET TO A POINT ON THE EASTERLY LINE OF SAID PROPERTY;
THENCE ALONG SAID EASTERLY LINE, SOUTH 01°22'08" WEST, A DISTANCE OF 12.82 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINING 3,142 SQ. FT. OR 0.07 ACRES, MORE OR LESS.