

EASEMENT PARCEL DESCRIPTION NO. 2023-DEDICATION-0000006-001:

LAND DESCRIPTION – STREET PARCEL

A PARCEL OF LAND CONVEYED BY PERMANENT EASEMENT FOR RIGHT-OF-WAY AREA TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF MAY, 2023, AT RECEPTION NUMBER 2023039338 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 BLOCK 6, UNIVERSITY GARDENS AND THAT TRACT DESCRIBED UNDER RECEPTION NO. 2013097261, SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 25 BEARS S00°22'48"E, MONUMENTED BY THE EAST QUARTER CORNER OF SAID SECTION 25, BEING A 3-1/4" ALUMINUM CAP STAMPED "COLORADO DEPARTMENT OF HIGHWAYS, T4S, 1/4, R68W R67W, S25 S30, 1991, PLS 11434" IN A RANGE BOX, AND BY THE SOUTHEAST CORNER OF SAID SECTION 25, BEING A 3-1/4" ALUMINUM CAP STAMPED "COLORADO DEPARTMENT OF HIGHWAYS, T4S, R68W R67W, S25/S30/S36/S31, 1991, PLS 11434" IN A RANGE BOX, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25;

THENCE N 00°22'48" W, COINCIDENT WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 1,820.50 FEET;

THENCE S 89°46'23" W, DEPARTING SAID EAST LINE, A DISTANCE OF 50.00 FEET, TO A POINT BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED UNDER RECEPTION NO. 2013097261 AND A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH COLORADO BOULEVARD, AND BEING THE POINT OF BEGINNING;

THENCE S 89°46'23" W, COINCIDENT WITH THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 14.00 FEET;

THENCE N 00°22'48" W, DEPARTING SAID SOUTH LINE, A DISTANCE OF 161.50 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT;

THENCE N 89°46'23" E, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 14.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT AND A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH COLORADO BOULEVARD;

THENCE S 00°22'48" E, COINCIDENT WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 161.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 2,261 SQUARE FEET, MORE OR LESS.