

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000121-001:

LAND DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF SEPTEMBER, 2020, AT RECEPTION NUMBER 2020159828 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 ¼ OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING PART OF LOT 1, BLOCK 6, MCLEOD'S ADDITION TO THE TOWN OF HIGHLANDS SUBDIVISION, CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; ALSO BEING THE POINT OF BEGINNING;

THENCE S00°09'56"E A DISTANCE OF 2.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1;

THENCE S89°32'02"W A DISTANCE OF 129.97 FEET;

THENCE N00°08'25"W A DISTANCE OF 2.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1;

THENCE N89°32'02"E A DISTANCE OF 129.97 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 259.94 ± SF (0.006 ± ACRES).

BASIS OF BEARINGS: THE BASIS OF BEARING IS BASED ON A 13.5' RANGE LINE IN WEST 29TH AVE. BETWEEN A FOUND 1" METAL ROD IN RANGE BOX AT THE INTERSECTION OF W 29TH AVE. AND LOWELL BLVD. AND A FOUND 1" METAL ROD IN RANGE BOX AT THE INTERSECTION OF W 29TH AVE. AND MEADE ST.; ASSUMED TO BEAR N89° 32' 02"E.