

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000231-001:

LAND DESCRIPTION – W. REGIS BLVD.

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED MAY 23, 1991 AT RECEPTION NUMBER 1991044650 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY DEDICATION DESCRIBED BY DEED UNDER RECEPTION NO. R-90-0108182, RECORDED NOVEMBER 23, 1990 IN THE REAL ESTATE RECORDS OF THE CITY AND COUNTY OF DENVER; THENCE EASTERLY 603.10 FEET, ALONG THE NORTH LINE OF SAID RIGHT OF WAY DEDICATION, TO THE NORTHEAST CORNER THEREOF; THENCE NORTHERLY ON A DEFLECTION ANGLE TO THE LEFT OF 90°30'19" A DISTANCE OF 3.00 FEET; THENCE WESTERLY ALONG A LINE 3.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID RIGHT OF WAY DEDICATION A DISTANCE OF 603.07 FEET; THENCE SOUTHERLY ON A DEFLECTION ANGLE TO THE LEFT OF 90°00'00" A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1809 SQUARE FEET (0.042 ACRES) MORE OR LESS.