

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000162-001:

LAND DESCRIPTION – STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF FEBRUARY, 2023, AT RECEPTION NUMBER 2023011938 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING THE NORTH 7.00 FEET OF LOT 10, BLOCK "B", ADAMS SUBDIVISION OF UNSUBDIVIDED PORTION OF BRINKHAUS SLOAN LAKE ADDITION, AND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 31, 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:

COMMENCING AT A RANGE POINT IN THE INTERSECTION OF NORTH YATES STREET AND WEST ANNIE PLACE, BEING A FOUND STONE IN A RANGE BOX, FROM WHENCE A RANGE POINT IN THE INTERSECTION OF NORTH YATES STREET AND WEST 16TH AVENUE, BEING A FOUND STONE IN A RANGE BOX, BEARS SOUTH 00°24'40" EAST A DISTANCE OF 275.18 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO:

THENCE SOUTH 41°01'58" WEST, A DISTANCE OF 39.92 FEET TO THE NORTHEAST CORNER OF SAID LOT 10 AND THE POINT OF BEGINNING;

THENCE SOUTH 00°24'40" EAST ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 7.00 FEET;

THENCE SOUTH 89°45'34" WEST, A DISTANCE OF 119.97 FEET TO THE WEST LINE OF SAID LOT 10;

THENCE NORTH 00°24'12" WEST ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 7.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 10;

THENCE NORTH 89°45'34" EAST ALONG THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 119.97 FEET TO THE NORTHEAST CORNER OF SAID LOT 10 AND THE POINT OF BEGINNING;

CONTAINING 840 SQUARE FEET, 0.019 ACRES OF LAND, MORE OR LESS.