

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000140-001

LAND DESCRIPTION – STREET PARCEL

A parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 23rd day of October, 2023, at Reception Number 2023101346 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, described as follows:

A portion of the Northwest Quarter of Section 6, Township 4 South, Range 68 West of the 6th P.M. and also being a portion of the land described in Deed recorded October 12, 2021 under Reception No. 2021192326 and being more particularly described as follows:

The Basis of Bearings of this legal description is the south line of the North Half of Section 6, monumented by a by a 3-1/4" aluminum cap in range box, PLS 28286, on the west end and by a 3-1/4" aluminum cap in range box, PLS 20699, on the east end. Said line is assumed to bear North 89 degrees 39 minutes 43 seconds West.

Commencing at the West Quarter Corner of Section 6, Township 4 South, Range 68 West of the 6th P.M., being monumented by a 3-1/4" aluminum cap in range box, PLS 28286; thence South 89 degrees 39 minutes 43 seconds East along the south line of the North Half of Section 6, 470.80 feet; thence North 0 degrees 20 minutes 17 seconds East, 30.00 feet to the southwest corner of of the tract of land described in Deed, recorded under Reception No. 2021192326 and the Point of Beginning:

thence North 0 degrees 05 minutes 24 seconds West, 6.00 feet along the west line of said tract of land;

thence South 89 degrees 39 minutes 43 seconds East, 72.36 feet to a point on the east line of said tract of land;

thence South 0 degrees 23 minutes 59 seconds West, 6.00 feet along the east line of said tract of land to the southeast corner of said tract of land;

thence North 89 degrees 39 minutes 43 seconds West, 72.30 feet along the south line of said tract of land to the Point of Beginning.

Containing a calculated area of 434 square feet or 0.0099 acres, more or less.