SurvApp

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000053-001:

LEGAL DESCRIPTION – STREET PARCEL 1: - N DALLAS ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF MARCH, 2021, AT RECEPTION NUMBER 2021051001 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 15;
THENCE SOUTH 00°41'59" EAST, ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 141.00 FEET TO THE TO THE SOUTHEAST CORNER OF PARCEL TK-10E (LA-10E) DESCRIBED AT RECEPTION NUMBER 2010075691 IN THE CLERK AND RECORDER'S OFFICE OF SAID CITY AND COUNTY OF DENVER AND TO THE POINT OF BEGINNING;

THENCE SOUTH 00°41'59" EAST, CONTINUING ALONG SAID EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 15, A DISTANCE OF 1029.27 FEET TO THE NORTHEAST CORNER OF TRACT P, FUTURE R.O.W. FOR DALLAS ST., STAPLETON FILING NO. 47 RECORDED AT RECEPTION NUMBER 2015130371 IN SAID CLERK AND RECORDER'S OFFICE;

THENCE SOUTH 89°18'01" WEST, ALONG THE NORTHERLY LINE OF SAID TRACT P AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 72.00 FEET;
THENCE NORTH 00°41'59" WEST, PARALLEL WITH AND 72.00 FEET WEST OF SAID EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 1029.52 FEET TO THE SOUTHERLY LINE OF SAID PARCEL TK-10E (LA-10E);
THENCE NORTH 89°29'45" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 72.00 FEET TO THE POINT OF BEGINNING – DALLAS STREET.

CONTAINING 74,116 SQUARE FEET OR 1.701 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEARING SOUTH 00°41'59" EAST BASED ON NAD 83/92 COLORADO CENTRAL ZONE STATE PLANE COORDINATES. THE CENTER OF SAID SECTION 15 IS A 3-1/4" ALUMINUM CAP STAMPED ZBS INC PLS 11434. THE NORTH QUARTER CORNER OF SAID SECTION 15 IS A 3-1/4" ALUMINUM CAP STAMPED PLS 27936 IN A RANGE BOX.