

**PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000172-001:**

**LEGAL DESCRIPTION – STREET PARCEL:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF FEBRUARY, 2025, AT RECEPTION NUMBER 2025009081 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE EASTERLY 3.50 FEET OF THE WESTERLY 8.50 FEET OF AN UNPLATTED PARCEL OF LAND RECORDED UNDER RECEPTION NO. 2005035775 LOCATED IN A PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ASSUMING THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19, AS MONUMENTED BY A NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED CALVADA PLS 36580 AT THE NORTH 1/16 CORNER OF SAID SECTIONS 19 AND 24 AND A NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED EHRHART LS 29414 AT THE NORTHWEST CORNER OF SAID SECTION 19 TO BEAR NORTH 00°00'36" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 1321.14 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**COMMENCING** AT SAID NORTH 1/16 CORNER OF SAID SECTIONS 19 AND 24:

THENCE NORTH 00°00'36" WEST ON THE WEST LINE OF SAID SECTION 19 A DISTANCE OF 246.03 FEET;

THENCE NORTH 89°48'51" EAST A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND RECORDED UNDER RECEPTION NO. 2007146032 AND THE **POINT OF BEGINNING**;

THENCE NORTH 00°00'36" WEST ON THE EAST LINE OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NO. 2007146032 A DISTANCE OF 414.49 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL RECORDED UNDER RECEPTION NO. 2005035775;

THENCE NORTH 89°48'51" EAST ON SAID NORTH LINE A DISTANCE OF 3.50 FEET;

THENCE SOUTH 00°00'36" EAST A DISTANCE OF 414.49 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL RECORDED UNDER RECEPTION NO. 2005035775;

THENCE SOUTH 89°48'51" WEST ON SAID SOUTH LINE A DISTANCE OF 3.50 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINING 1,451 SQUARE FEET OR 0.03 ACRES MORE OR LESS.