

PW Legal Description 2018-Dedication-0000216-001

A parcel of land conveyed to the City and County of Denver in a warranty deed recorded in the Clerk and Recorder's office of the City and County of Denver, Colorado, March 2, 1940, at Book 5356, Page 418, more particularly described as follows:

That part of the southwest quarter (SW¼) of the southwest quarter (SW¼) of Section 7, Township 4 South, Range 67 West of the 6th Principal Meridian, described as follow, towit:

Commencing at a point on the east line of the SW¼ of the SW¼ of Section 7, Township 4 South, Range 67 West, said point being located on the extended south line of Cedar Avenue, extended westerly from Peabody's Heights;

Thence west on the extended south line of said line of said Cedar Avenue 527.62 feet, more or less, to the northeasterly line of County Road No. 13, commonly known as Leetsdale Drive;

Thence northwesterly on the northeasterly line of said County Road 49.42 feet, more or less, to a point exactly 37.5 feet north, when measured at right angles from the aforesaid south line of said Cedar Avenue extended westerly;

Thence east parallel with the extended south line of said Cedar Avenue 559.85 feet, more or less, to the east line of aforesaid SW¼ of SW¼ of said Section;

Thence south on said east line 37.5 feet, more or less, to the place of beginning.

Containing 0.468 Acre, more or less.

AND

PW Legal Description 2018-Dedication-0000216-002

A parcel of land conveyed to the City and County of Denver in a warranty deed recorded in the Clerk and Recorder's office of the City and County of Denver, Colorado, March 2, 1940, at Book 5356, Page 419, more particularly described as follows:

That part of the southwest quarter (SW¼) of the southwest quarter (SW¼) of Section 7, Township 4 South, Range 67 West of the 6th Principal Meridian, described as follow, towit:

Commencing at the point of intersection of the east line of the SW¼ of the SW¼ of Section 7, Township 4 South, Range 67 West, and the north line of Cedar Avenue extended westerly from Peabody's Heights;

Thence westerly on the extended north line of said Cedar Avenue 592.14 feet, more or less, to the northeasterly line of County Road No. 13, commonly known as Leetsdale Drive;

Thence southeasterly on the northeasterly line of said County Road 49.42 feet, more or less, to a point exactly 37.5 feet south, when measured at right angles from the aforesaid north line of said Cedar Avenue extended westerly;

Thence east parallel with the extended north line of said Cedar Avenue 559.85 feet, more or less, to the aforesaid east line of SW¼ of SW¼ of said section;

Thence north on said east line to the place of beginning.

Containing 0.496 Acre, more or less.