

PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000149-001

LAND DESCRIPTION:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 15TH DAY OF OCTOBER 2018, AT RECEPTION NUMBER 2018133757 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PART OF LOT 21, BLOCK 113, COLFAX TERRACE, EXCEPT THAT PORTION DEDICATED AS PUBLIC RIGHT OF WAY AS DESCRIBED IN RESOLUTION 0245-2018, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 21 WITH THE EAST LINE OF SAID PORTION DEDICATED;

THENCE N00°22'28"W, ALONG SAID EAST LINE OF THAT PORTION DEDICATED, A DISTANCE OF 2.00 FEET;

THENCE N89°33'32"E, ALONG A LINE 2.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 120.00 FEET TO THE EAST LINE OF SAID LOT 21;

THENCE S00°22'28"E, ALONG SAID EAST LINE OF LOT 21, A DISTANCE OF 2.00 FEET TO SAID SOUTH LINE;

THENCE S89°33'32"W, ALONG SAID SOUTH LINE, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 240 SQUARE FEET (0.006 ± ACRES) MORE OR LESS.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE WEST LINE OF LOT 21-23, MONUMENTED BY A FOUND 5/8" IRON ROD WITH YELLOW CAP STAMPED "DDSI PLS 38497" AT THE SOUTHWEST CORNER OF LOT 21 AND A FOUND 5/8" IRON ROD WITH YELLOW CAP STAMPED "DDSI PLS 38497" ALONG THE WEST LINE OF LOT 23, ASSUMED TO BEAR N00°22'28"W.