

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000089-001:

LAND DESCRIPTION – STREET PARCEL:

A parcel of land conveyed by Quit Claim Deed to the City and County of Denver, recorded on the 26th day of April, 1979, at Book 1899, Page 391 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, therein as:

Those parts of the west 334 feet of the east 384 feet of the N-1/2 of the N-1/2 of Block 7; the west 334 feet of the east 384 feet of Block 8, FIRST ADDITION TO UNIVERSITY GARDENS, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the northeast corner of said Block 8 as originally platted; thence westerly along the north line of said Block 8, 50.0 feet to the Point of Beginning; thence continuing along the aforesaid course 7.0 feet; thence southerly and parallel with the east line of said Blocks, 242.0 feet; thence southwesterly at an angle of 30° to the right 5.77 feet; thence southerly and parallel with the east line of said Blocks 63.0 feet; thence southeasterly at an angle of 30° to the left 5.77 feet; thence southerly and parallel with the east line of said Blocks 97.5 feet; thence easterly and parallel with said north line, 7.0 feet, to the existing west Right-Of-Way line of South Colorado Boulevard, said Right-Of-Way being 50.0 feet west of and parallel to said east line of Blocks 7 and 8; thence northerly along said existing Right-Of-Way line 412.5 feet to the Point of Beginning.