

**PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000151-001:**

**LAND DESCRIPTION – STREET PARCEL**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, AND CONVEYED TO THE CITY AND COUNTY OF DENVER BY QUITCLAIM DEED RECORDED NOVEMBER 10, 2011 AT RECEPTION NUMBER 2011127709 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED THEREIN AS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 33 (A FOUND 3 ¼" ALUMINUM CAP STAMPED "MERRICK PLS 13155 2002");

WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 (A FOUND 3 ¼" ALUMINUM CAP STAMPED "MERRICK PLS 13155 1988) BEARS S 89°47'14" W A DISTANCE OF 2644.35 FEET (BASIS OF BEARING – ASSUMED);

THENCE N 65°41'04" W A DISTANCE OF 490.30 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 6TH STREET AS SHOWN ON THE WEST DENVER SUBDIVISION RECORDED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, BEING THE POINT OF BEGINNING;

THENCE S 30°31'07" E, COINCIDENT WITH SAID WESTERLY RIGHT OF WAY LINE, NON-TANGENT WITH THE FOLLWING DESCRIBED CURVE A DISTANCE OF 73.30 FEET;

THENCE, COINCIDENT WITH THE SOUTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER 910009795, RECORDED FEBRUARY 7, 1991 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 12°38'52", A RADIUS OF 453.34 FEET, A CHORD BEARING OF N 47°27'38" W A DISTANCE OF 99.87 FEET, AND AN ARC DISTANCE OF 100.07 FEET;

THENCE S 83°08'17" E NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 36.62 FEET TO THE POINT OF BEINNING.

CONTAINING 883 SQUARE FEET, (0.020 ACRES), MORE OR LESS.