

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000030-001:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 8TH DAY OF SEPTEMBER 2020, AT RECEPTION NUMBER 2020143239 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

LAND DESCRIPTION - STREET PARCEL NO. 1

A PORTION OF LOTS 17 THROUGH 24 INCLUSIVE OF BLOCK 4 OF FISK'S BROADWAY ADDITION, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 17;
THENCE ALONG THE NORTH LINE OF SAID LOT 17, NORTH 89°46'44" EAST, 4.00 FEET TO A POINT;
THENCE LEAVING SAID NORTH LINE, PARALLEL WITH THE WEST LINE OF SAID BLOCK 4, SOUTH 00°13'36" EAST, 199.98 FEET TO THE SOUTH LINE OF SAID BLOCK 4;
THENCE ALONG THE BOUNDARY OF SAID BLOCK 4 THE FOLLOWING TWO COURSES:

1. SOUTH 89°46'52" WEST, 4.00 FEET TO THE SOUTHWEST CORNER THEREOF,
2. NORTH 00°13'36" WEST, 199.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 800 SQUARE FEET OR 0.018 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS:

NORTH 00°13'36" WEST, BEING THE BEARING OF THE WEST LINE OF BLOCK 4 OF FISK'S BROADWAY ADDITION, AS DEFINED AND MEASURED BETWEEN A FOUND #5 REBAR WITHOUT CAP AT THE SOUTHWEST CORNER OF LOT 24 OF SAID BLOCK 4 AND A FOUND 1-1/4" DIAMETER YELLOW PLASTIC CAP, PLS 37929 AT THE NORTHWEST CORNER OF LOT 17 OF SAID BLOCK 4.

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000030-002:

- A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 8TH DAY OF SEPTEMBER 2020, AT RECEPTION NUMBER 2020143239 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
- STATE OF COLORADO, THEREIN AS:

LAND DESCRIPTION - STREET PARCEL NO. 2

A PORTION OF LOT 24 OF BLOCK 4 OF FISK'S BROADWAY ADDITION, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 24;
THENCE ALONG SAID SOUTH LINE, NORTH 89°46'52" EAST, 4.00 FEET TO A THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTH LINE, PARALLEL WITH THE WEST LINE OF SAID LOT 24, NORTH 00°13'36" WEST, 4.00 FEET TO A POINT 4.00 FEET DISTANT FROM SAID SOUTH LINE;
THENCE PARALLEL WITH SAID SOUTH LINE, NORTH 89°46'52" EAST, 121.13 FEET TO THE EAST LINE OF SAID LOT 24;
THENCE ALONG THE BOUNDARY OF SAID LOT 24 THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°14'06" EAST, 4.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 24;
2. SOUTH 89°46'52" WEST, 121.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 484 SQUARE FEET OR 0.011 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS:

NORTH 00°13'36" WEST, BEING THE BEARING OF THE WEST LINE OF BLOCK 4 OF FISK'S BROADWAY ADDITION, AS DEFINED AND MEASURED BETWEEN A FOUND #5 REBAR WITHOUT CAP AT THE SOUTHWEST CORNER OF LOT 24 OF SAID BLOCK 4 AND A FOUND 1-1/4" DIAMETER YELLOW PLASTIC CAP, PLS 37929 AT THE NORTHWEST CORNER OF LOT 17 OF SAID BLOCK 4.

2019-PROJMSTR-0000032-ROW-003

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000030-003:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 8TH DAY OF SEPTEMBER 2020, AT RECEPTION NUMBER 2020143239 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

LAND DESCRIPTION - ALLEY PARCEL NO 3

A PORTION OF LOTS 17 THROUGH 24 INCLUSIVE OF BLOCK 4 OF FISK'S BROADWAY ADDITION, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 17;
THENCE ALONG THE NORTH LINE OF SAID LOT 17, NORTH 89°46'44" EAST, 125.10 FEET TO THE NORTHEAST CORNER OF SAID LOT 17, SAID POINT ALSO BEING ON THE WEST LINE OF A 16' WIDE PUBLIC ALLEY, AND BEING THE POINT OF BEGINNING;

THENCE ALONG SAID WEST LINE, SOUTH 00°14'06" EAST, 195.98 FEET TO A POINT 4.00 FEET DISTANT FROM THE BOUNDARY OF SAID BLOCK 4;
THENCE LEAVING SAID WEST LINE, PARALLEL WITH SAID BOUNDARY OF SAID BLOCK 4, SOUTH 89°46'52" WEST, 2.00 FEET TO A POINT;
THENCE PARALLEL WITH THE AFOREMENTIONED WEST LINE OF SAID PUBLIC ALLEY, NORTH 00°14'06" WEST, 195.98 FEET TO THE NORTH LINE OF SAID LOT 17;
THENCE ALONG SAID NORTH LINE, NORTH 89°46'44" EAST, 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 392 SQUARE FEET OR 0.009 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS:

NORTH 00°13'36" WEST, BEING THE BEARING OF THE WEST LINE OF BLOCK 4 OF FISK'S BROADWAY ADDITION, AS DEFINED AND MEASURED BETWEEN A FOUND #5 REBAR WITHOUT CAP AT THE SOUTHWEST CORNER OF LOT 24 OF SAID BLOCK 4 AND A FOUND 1-1/4" DIAMETER YELLOW PLASTIC CAP, PLS 37929 AT THE NORTHWEST CORNER OF LOT 17 OF SAID BLOCK 4.