

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000002-001:

LAND DESCRIPTION - STREET PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JULY, 2021, AT RECEPTION NUMBER 2021132721 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 8 THROUGH 14 INCLUSIVE OF RESUBDIVISION OF BLOCK 15 OF BOULEVARD PLACE, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE 20' RANGE LINE OF W. 38TH AVENUE WITH THE 27.65' RANGE LINE OF IRVING STREET, FROM WHENCE THE INTERSECTION OF SAID 20' RANGE LINE OF W. 38TH AVENUE WITH THE 20' RANGE LINE OF JULIAN STREET BEARS NORTH 87°47'53" WEST A DISTANCE OF 443.79 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;
THENCE NORTH 24°09'29" WEST, 66.96 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14, AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF SAID LOTS 8 THROUGH 14 INCLUSIVE, NORTH 87°47'53" WEST, 185.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8;
THENCE ALONG THE WEST LINE OF SAID LOT 8, NORTH 00°14'20" EAST, 7.00 FEET TO A POINT;
THENCE LEAVING SAID WEST LINE, PARALLEL WITH SAID SOUTH LINE OF SAID LOTS 8 THROUGH 14 INCLUSIVE, SOUTH 87°47'53" EAST, 185.04 FEET TO EAST LINE OF SAID LOT 14, AND BEING ON THE AFOREMENTIONED WEST LINE OF IRVING STREET;
THENCE ALONG SAID WEST LINE, SOUTH 00°13'49" WEST, 7.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,295 SQUARE FEET OR 0.030 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000002-002:

LAND DESCRIPTION - STREET PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JULY, 2021, AT RECEPTION NUMBER 2021132721 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOT 14 OF RESUBDIVISION OF BLOCK 15 OF BOULEVARD PLACE, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE 20' RANGE LINE OF W. 38TH AVENUE WITH THE 27.65' RANGE LINE OF IRVING STREET, FROM WHENCE THE INTERSECTION OF SAID 20' RANGE LINE OF W. 38TH AVENUE WITH THE 20' RANGE LINE OF JULIAN STREET BEARS NORTH 87°47'53" WEST A DISTANCE OF 443.79 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;

THENCE NORTH 24°09'29" WEST, 66.96 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE ALONG THE EAST LINE OF SAID LOT 14, NORTH 00°13'49" EAST, 7.00 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID EAST LINE, PARALLEL WITH THE SOUTH LINE OF SAID LOT 14, NORTH 87°47'53" WEST, 1.00 FEET TO A POINT;

THENCE PARALLEL WITH SAID EAST LINE, NORTH 00°13'49" EAST, 117.97 FEET TO THE NORTH LINE OF SAID LOT 14;

THENCE ALONG THE BOUNDARY OF SAID LOT 14 THE FOLLOWING TWO (2) COURSES:

1. SOUTH 87°47'43" EAST, 1.00 FEET TO THE AFOREMENTIONED EAST LINE;
2. SOUTH 00°13'49" WEST, 117.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 118 SQUARE FEET OR 0.003 ACRES, MORE OR LESS.