

PARCEL DESCRIPTION ROW NO. 2019-DEDICATION-0000152-001:**LAND DESCRIPTION – STREET PARCEL**

PARCEL 1 OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 3RD DAY OF SEPTEMBER, 2020, AT RECEPTION NUMBER 2020142615 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING PORTIONS OF LOT 24, BLOCK 3, BURNSDALE SUBDIVISION AS RECORDED ON MARCH 28, 1925 IN PAGE 10 OF BOOK 23 AT THE OFFICE OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF DENVER AND THE UNPLATTED LAND WEST OF THE ALLEY DESCRIBED IN ORDINANCE NO. 77 SERIES OF 1955 AND ABUTTING SAID BLOCK 3, SITUATED IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 25 OF SAID BLOCK 3, SAID SOUTHWEST CORNER LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH GARFIELD STREET;
THENCE NORTH 00°00'37" EAST, COINCIDENT WITH THE WESTERLY BOUNDARY OF SAID LOT 25 AND SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH GARFIELD STREET, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF LOT 24 OF SAID BURNSDALE SUBDIVISION AND THE NORTHERLY RIGHT-OF-WAY LINE OF EAST DAKOTA AVENUE, AND THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 00°00'37" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, AND COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY BOUNDARY OF LOT 24, A DISTANCE OF 2.00 FEET;
THENCE DEPARTING SAID WESTERLY BOUNDARY OF LOT 24 AND EASTERLY RIGHT-OF-WAY LINE OF SOUTH GARFIELD STREET SOUTH 89°59'50" EAST, 2.00 FEET NORTHERLY OF AND PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST DAKOTA AVENUE, A DISTANCE OF 124.88 FEET TO POINT ON THE WESTERLY BOUNDARY OF THE ALLEY DESCRIBED IN ORDINANCE NO. 77 SERIES OF 1955 AND ABUTTING SAID BLOCK 3;
THENCE SOUTH 00°01'16" WEST, COINCIDENT WITH THE WESTERLY BOUNDARY OF SAID ALLEY, A DISTANCE OF 2.00 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST DAKOTA AVENUE;
THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 89°59'50" WEST, COINCIDENT WITH SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 124.88 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 250 SQUARE FEET, OR 0.006 ACRES, MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE 20.4' RANGE LINE IN SOUTH GARFIELD STREET RUNNING BETWEEN EAST ALAMEDA AVENUE AND EAST DAKOTA AVENUE ASSUMED TO BEAR NORTH 00°00'37" EAST.

PARCEL DESCRIPTION ROW NO. 2019-DEDICATION-0000152-002:

LAND DESCRIPTION – ALLEY PARCEL:

PARCEL 2 OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 3RD DAY OF SEPTEMBER, 2020, AT RECEPTION NUMBER 2020142615 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF THE UNPLATTED ABUTTING BLOCK 3 OF BURNSDALE SUBDIVISION AS RECORDED ON MARCH 28, 1925 IN PAGE 10 OF BOOK 23 AT THE OFFICE OF THE CLERK AND RECORDER'S FOR THE CITY AND COUNTY OF DENVER, SITUATED IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 25 OF SAID BLOCK 3, SAID SOUTHWEST CORNER LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH GARFIELD STREET;
 THENCE NORTH 00°00'37" EAST, COINCIDENT WITH THE WESTERLY BOUNDARY OF SAID LOT 25 AND SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH GARFIELD STREET, A DISTANCE OF 32.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF LOT 24, BLOCK 3 OF SAID BURNSDALE SUBDIVISION AND 2.00 FEET NORTHERLY OF THE NORTHERLY RIGHT-OF-WAY LINE OF EAST DAKOTA AVENUE;
 THENCE DEPARTING SAID WESTERLY BOUNDARY OF LOT 24 AND EASTERLY RIGHT-OF-WAY LINE OF SOUTH GARFIELD STREET, SOUTH 89°59'50" EAST, 2.00 FEET NORTHERLY OF AND PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST DAKOTA AVENUE, A DISTANCE OF 122.38 FEET TO A POINT 2.50 FEET WESTERLY OF THE WESTERLY BOUNDARY OF THE ALLEY OF SAID BLOCK 3, AND THE **POINT OF BEGINNING**;

THENCE NORTH 00°01'16" EAST, 2.50 FEET WESTERLY OF AND PARALLEL WITH SAID WESTERLY BOUNDARY OF THE ALLEY, A DISTANCE OF 118.00 FEET;
 THENCE SOUTH 89°59'31" EAST A DISTANCE OF 2.50 FEET TO A POINT ON SAID WESTERLY BOUNDARY;
 THENCE SOUTH 00°01'16" WEST, COINCIDENT WITH SAID WESTERLY BOUNDARY, A DISTANCE OF 118.00 FEET TO A POINT 2.00 FEET NORTHERLY OF SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST DAKOTA AVENUE;
 THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 89°59'50" WEST, 2.00 NORTHERLY OF AND PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2.50 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 295 SQUARE FEET, OR 0.007 ACRES, MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE 20.4' RANGE LINE IN SOUTH GARFIELD STREET RUNNING BETWEEN EAST ALAMEDA AVENUE AND EAST DAKOTA AVENUE ASSUMED TO BEAR NORTH 00°00'37" EAST.