

**PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000124-001:**

**LAND DESCRIPTION – STREET PARCEL:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF OCTOBER 2020, AT RECEPTION NUMBER 2020178061 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND LYING WITHIN THE NE1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND ORANGE PLASTIC CAP, PLS 36072, ALSO BEING THE INTERSECTION OF THE NORTHERLY LINE OF LOT 10, BLOCK 12, SAID BOULEVARD GARDENS, ALSO BEING THE SOUTHERLY LINE OF LOT 9 OF SAID BLOCK, AND THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH ZUNI STREET, AS DEDICATED BY ORDINANCE NO. 330, SERIES OF 2003, RECORDED JUNE 29, 2003 AT RECEPTION NO. 2003104956;

THENCE S00° 01' 20" W, COINCIDENT WITH THE SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH ZUNI STREET, ALSO BEING PARALLEL WITH AND 30 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 258.16 FEET TO A POINT 9.65 FEET NORTH OF THE SOUTH LINE OF SAID LOT 10; THENCE DEPARTING SAID RIGHT-OF-WAY LINE S44°31'30"W, A DISTANCE OF 11.57 FEET;

THENCE S89°06'30"W, A DISTANCE OF 85.32 FEET;

THENCE N00°25'40"W, A DISTANCE OF 5.00 FEET;

THENCE N89°06'30"E, A DISTANCE OF 83.23 FEET;

THENCE N44°31'30"E, A DISTANCE OF 4.62 FEET;

THENCE S89°51'50"E, A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 461.84 SQ FT OR 0.011 ACRES, MORE OR LESS

BASIS OF BEARING: THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH ZUNI STREET, WHICH BEARS S00°01'20"W, AS SHOWN HEREON.