

**PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000102-001:**

LAND DESCRIPTION - STREET PARCEL #1:

PARCEL 1 CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 10TH DAY OF SEPTEMBER 2020, AT RECEPTION NO. 2020145926 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PARCEL 1 BEING A PORTION OF LOTS 1 THROUGH 4, INCLUSIVE, AND A PORTION OF THAT ALLEY VACATED PER ORDINANCE NO. 368 SERIES OF 1970, BLOCK 2, ROSEDALE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 2;  
THENCE SOUTH 00°01'29" EAST ALONG THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 89°49'25" EAST PARALLEL WITH AND 1.50 FEET SOUTH OF THE NORTH BLOCK LINE OF SAID BLOCK 2, A DISTANCE OF 4.00 FEET;  
THENCE SOUTH 00°01'29" EAST PARALLEL WITH AND 4.00 FEET EAST OF THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 98.54 FEET TO THE SOUTH LINE OF LOT 4;  
THENCE SOUTH 89°48'55" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 4.00 FEET TO THE WEST LINE OF SAID BLOCK 2;  
THENCE NORTH 00°01'29" WEST ALONG SAID WEST LINE, A DISTANCE OF 98.54 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 394 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE 20' RANGE LINE IN SOUTH ACOMA STREET BETWEEN WEST JEWELL AVENUE AND WEST ASBURY AVENUE, AS MONUMENTED AT THE NORTH END BY A 3.5" ALUMINUM CAP STAMPED "2003 23521" AND AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 23521 2003", ASSUMED TO BEAR NORTH 00°00'00" EAST.

**PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000102-002:**

LAND DESCRIPTION - STREET PARCEL #2:

PARCEL 2 CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 10TH DAY OF SEPTEMBER 2020, AT RECEPTION NO. 2020145926 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PARCEL 2 BEING A PORTION OF LOTS 1 THROUGH 4, INCLUSIVE, AND A PORTION OF THAT ALLEY VACATED PER ORDINANCE NO. 368 SERIES OF 1970, BLOCK 2, ROSEDALE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 2;  
THENCE NORTH 89°49'25" EAST ALONG THE NORTH LINE OF SAID BLOCK 2 AND SAID NORTH LINE EXTENDED, A DISTANCE OF 133.09 FEET TO THE CENTERLINE OF SAID VACATED ALLEY;  
THENCE SOUTH 00°00'44" EAST ALONG SAID CENTERLINE, A DISTANCE OF 1.50 FEET;  
THENCE SOUTH 89°49'25" WEST PARALLEL WITH AND 1.50 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 133.09 FEET TO A POINT ON THE WEST BLOCK LINE OF SAID BLOCK 2;

THENCE NORTH 00°01'29" WEST ALONG SAID WEST LINE, A DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 200 SQUARE FEET MORE OR LESS.

BEARINGS ARE BASED ON THE 20' RANGE LINE IN SOUTH ACOMA STREET BETWEEN WEST JEWELL AVENUE AND WEST ASBURY AVENUE, AS MONUMENTED AT THE NORTH END BY A 3.5" ALUMINUM CAP STAMPED "2003 23521" AND AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 23521 2003", ASSUMED TO BEAR NORTH 00°00'00" EAST.