

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000064-001:**LAND DESCRIPTION – STREET PARCEL:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JULY, 2020, AT RECEPTION NUMBER 2020109945 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 ZONE LOT C, AS DESCRIBED ON EXHIBIT C AS CONTAINED IN THE INSTRUMENT RECORDED NOVEMBER 5, 2019 AT RECEPTION NO. 2019154433 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33, BEING A FOUND 3 1/4" ALUMINUM CAP STAMPED "COLO DEPT. OF HIGHWAYS 1989 PLS NO 14157" IN A MONUMENT BOX, FROM WHICH THE WEST 1/4 CORNER OF SAID SECTION 33, BEING A FOUND 2" ALUMINUM CAP STAMPED "KURT O. LINN INC. 2000 PLS 14112" IN A MONUMENT BOX, BEARS NORTH 00°16'15" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO SAID WEST LINE;

THENCE ALONG SAID WEST LINE, NORTH 00°16'15" EAST, A DISTANCE OF 75.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST HAMPDEN AVENUE, BEING A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 89°42'40" EAST, A DISTANCE OF 229.03 FEET;
- 2) SOUTH 81°29'39" EAST, A DISTANCE OF 25.13 FEET TO A LINE PARALLEL WITH AND DISTANT 71.00 FEET NORTHERLY FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 33 AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY AND ALONG THE ABOVE DESCRIBED PARALLEL LINE, SOUTH 89°48'12" EAST, A DISTANCE OF 231.83 FEET TO THE EAST LINE OF ZONE LOT C;

THENCE ALONG SAID EAST LINE, SOUTH 00°21'17" WEST, A DISTANCE OF 1.33 FEET TO THE SOUTHEAST CORNER OF ZONE LOT C;

THENCE ALONG THE SOUTH LINE OF ZONE LOT C, ALSO BEING THE NORTHERLY RIGHT-OF-WAY OF EAST HAMPDEN AVENUE, THE FOLLOWING THREE (3) COURSES;

- 1) NORTH 89°47'00" WEST, A DISTANCE OF 145.98 FEET;
- 2) NORTH 89°47'03" WEST, A DISTANCE OF 77.29 FEET TO THE MOST SOUTHERLY, SOUTHWEST CORNER OF ZONE LOT C;
- 3) THENCE NORTH 81°29'39" WEST, A DISTANCE OF 8.65 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 293 SQUARE FEET OR 0.007 ACRES, MORE OR LESS.