

**PARCEL DESCRIPTION ROW NO. 2017-DEDICATION-0000094-001:**

**LEGAL DESCRIPTION – STREET PARCEL:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 22ND DAY OF NOVEMBER, 2017, AT RECEPTION NUMBER 2017153748 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 LOTS 10, 11, 12, AND 13, BLOCK 14, KASSERMAN'S ADDITION TO DENVER, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, PER PLAT RECORDED FEBRUARY 22, 1871 IN BOOK 1 OF PLATS, AT PAGE 21, RECORDS OF ARAPAHOE COUNTY, COLORADO, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN SAID CITY, COUNTY, AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 16, BLOCK 14, SAID KASSERMAN'S ADDITION TO DENVER;

THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF KENSING COURT, SOUTH 45°26'56" EAST, 81.00 FEET TO THE MOST EASTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN THE WARRANTY DEED TO THE CITY AND COUNTY OF DENVER RECORDED MARCH 3, 2015, AT RECEPTION NO. 2015026418, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, SOUTH 45°26'56" EAST, 77.73 FEET TO THE MOST NORTHERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED JULY 31, 2009, AT RECEPTION NO. 2009100267, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID WARRANTY DEED RECORDED JULY 31, 2009 AT RECEPTION NO. 2009100267, SOUTH 44°32'03" WEST, 7.00 FEET;

THENCE DEPARTING SAID NORTHWESTERLY LINE, PARALLEL WITH SAID SOUTHWESTERLY RIGHT-OF-WAY OF KENSING COURT, NORTH 45°26'56" WEST, 77.72 FEET TO THE MOST SOUTHERLY CORNER OF SAID WARRANTY DEED TO THE CITY AND COUNTY OF DENVER RECORDED MARCH 3, 2015 AT RECEPTION NO. 2015026418;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID WARRANTY DEED, NORTH 44°31'54" EAST, 7.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 544 SQUARE FEET OR 0.012 ACRES, MORE OR LESS