

PARCEL DESCRIPTION ROW NO. 2019-DEDICATION-0000134-001:

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 JANUARY 2021, AT RECEPTION NUMBER 2021015335 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF PARCELS I & J, BLAKE RESUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE 19.5' RANGE LINE OF WALNUT STREET TO BEAR S44°50'00"W. A DISTANCE OF 620.01 FEET BETWEEN A 2.5" ALUMINUM CAP STAMPED "PLS 24942" IN RANGE BOX FOUND DURING FIELD WORK COMPLETED OCTOBER 2014 (SINCE OBLITERATED) AT THE INTERSECTION OF WALNUT STREET AND 40TH STREET AND A FOUND AXLE IN RANGE BOX AT THE INTERSECTION OF THE 19.5' RANGE LINE OF WALNUT STREET AND THE 0' RANGE LINE ALONG THE SOUTHWESTERLY EDGE OF BLAKE RESUBDIVISION;

COMMENCING AT SAID AXLE IN RANGE BOX; THENCE SOUTH 81°16'18" EAST, A DISTANCE OF 604.96 FEET TO THE SOUTHERLY MOST CORNER OF A PROPERTY DESCRIBED IN DEED RECORDED OCTOBER 29, 2010 AT RECEPTION NO. 2010125588 AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PROPERTY, NORTH 45°55'14" WEST, A DISTANCE OF 8.00 FEET; THENCE PARALLEL WITH, AND 8.0' NORTHERLY FROM, THE NORTHERLY RIGHT-OF-WAY LINE OF LAFAYETTE STREET THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 44°51'49" EAST, A DISTANCE OF 149.90 FEET;
- 2) THENCE NORTH 90°00'00" EAST, A DISTANCE OF 102.60 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FRANKLIN STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°00'00" EAST, A DISTANCE OF 8.00 FEET TO THE INTERSECTION OF THE FRANKLIN STREET AND LAFAYETTE STREET RIGHTS-OF-WAY; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAFAYETTE STREET THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 90°00'00" WEST, A DISTANCE OF 99.28 FEET;
- 2) THENCE SOUTH 44°51'49" EAST, A DISTANCE OF 146.47 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,993 SQ. FT. OR 0.05 ACRES, MORE OR LESS.