

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000013-001:**LEGAL DESCRIPTION – STREET PARCEL:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 27TH DAY OF DECEMBER, 2023, AT RECEPTION NUMBER 2023119717 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A portion of the Northwest Quarter of Section 6, Township 4 South, Range 68 West of the 6th P.M. and also being a portion of the land described in Deed recorded December 4, 2015 under Reception No. 2015168055 and being more particularly described as follows:

The Basis of Bearings of this legal description is the south line of the North Half of Section 6, monumented by a 3-1/4" aluminum cap in range box, PLS 28286, on the west end and by a 3-1/4" aluminum cap in range box, PLS 20699, on the east end. Said line is assumed to bear North 89 degrees 39 minutes 43 seconds West.

Commencing at the West Quarter Corner of Section 6, Township 4 South, Range 68 West of the 6th P.M., being monumented by a 3-1/4" aluminum cap in range box, PLS 28286, thence South 89 degrees 39 minutes 43 seconds East along the south line of the north half of Section 6, 470.80 feet to a point; thence North 0 degrees 20 minutes 17 seconds East, 30.00 feet to a point on the north right-of-way line of W. 10th Ave. being monumented by a No. 5 rebar with pink cap, PLS 38556; thence North 0 degrees 05 minutes 24 seconds West, 290.09 feet along the west line of a parcel of land described in Deed recorded on October 14, 1953 under Reception No. 1953271434 also being the east line of a parcel of land described in Deed recorded April 3, 2020 under Reception No. 2020046842 to the northeast corner of a parcel of land described in Deed recorded April 3, 2020 under Reception No. 2020046842 to the Point of Beginning;

Thence along the north line of a parcel of land described in Deed recorded April 3, 2020 under Reception No. 2020046842, North 89 degrees 30 minutes 06 seconds West, 150.84 feet to the northwest corner of a parcel of land described in Deed recorded April 3, 2020 under Reception No. 2020046842; thence along the west line of a parcel of land described in Deed recorded April 3, 2020 under Reception No. 2020046842 South 0 degrees 03 minutes 24 seconds East, 38.76 feet; thence along a non-tangent curve concave to the southeasterly, said curve having a central angle of 243 degrees 52 minutes 55 seconds, a radius of 59.00 feet, for an arc length of 251.14 feet, the center of said curve bears North 4 degrees 52 minutes 38 seconds West; thence along a curve concave to the northeasterly, said curve having a central angle of 58 degrees 40 minutes 04 seconds, a radius of 11.00 feet, for an arc length of 11.26 feet; thence South 89 degrees 39 minutes 47 seconds East, 95.85 feet to a point on the east line of the land described in Deed recorded December 4, 2015 under Reception No. 2015168055; thence South 0 degrees 18 minutes 08 seconds West, 7.00 feet; thence South 0 degrees 05 minutes 24 seconds East, 38.82 feet along the west line of a parcel of land described in Deed recorded on October 14, 1953 under Reception No. 1953271434 to the Point of Beginning.

Containing a calculated area of 14,064 square feet or 0.3229 acres, more or less.