

**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-000029-001:**

**LAND DESCRIPTION – STREET PARCEL**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF AUGUST, 2023, AT RECEPTION NUMBER 2023071480 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF PARCELS A AND B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED APRIL 3, 2020 UNDER RECEPTION NO. 2020046842, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. ON AN ASSUMED BEARING OF NORTH 00°13'27" EAST FOR A DISTANCE OF 1,320.57 FEET BETWEEN A FOUND ILLEGIBLE 3.25" ALUMINUM CAP AT SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER PER MONUMENT RECORD DATED 11/30/2013 AND BY A FOUND 3.25" ALUMINUM CAP STAMPED "COLORADO DEPT OF TRANSPORTATION T4S R69W 1 1/16 S1 S6 2005 PLS NO 34579" IN A RANGE BOX AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER PER MONUMENT RECORD DATED 9/30/2019.

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.;  
THENCE SOUTH 89°22'37" EAST ALONG THE SOUTH LINE OF SAID NW 1/4, SECTION 6, A DISTANCE OF 396.01 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID PARCEL B;

THENCE DEPARTING SAID SOUTH LINE OF SAID NW 1/4, ALONG SAID PROLONGATION, NORTH 00°13'35" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF W. 10TH AVENUE, SAID POINT ALSO BEING THE SOUTHEAST CORNER SAID PARCEL B, AND BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST LINE, NORTH 89°22'37" WEST ALONG THE SOUTH LINE SAID PARCEL B, A DISTANCE OF 76.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL B;  
THENCE DEPARTING SAID SOUTH LINE, NORTH 00°13'35" EAST ALONG THE WEST LINE SAID PARCEL B, A DISTANCE OF 6.00 FEET;  
THENCE DEPARTING SAID WEST LINE, PARALLEL WITH AND 6.00 FEET NORTH OF SAID SOUTH LINE OF SAID PARCEL B, SOUTH 89°22'37" EAST A DISTANCE OF 151.00 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL A;  
THENCE SOUTH 00°11'45" WEST ALONG SAID EAST LINE, A DISTANCE OF 6.00 FEET TO THE SOUTHEAST CORNER SAID PARCEL A;  
THENCE DEPARTING SAID EAST LINE, NORTH 89°22'37" WEST ALONG THE SOUTH LINE SAID PARCEL A, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF ±906 SQUARE FEET OR ±0.021 ACRES, MORE OR LESS.