

**PARCEL DESCRIPTION ROW NO. 2019-DEDICATION-0000051-001:**

**LAND 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 OCTOBER 2020, AT RECEPTION NUMBER 2020174705 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 THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S 00°04'06" E, FROM THE NORTH QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A 3-1/4 INCH ALUMINUM CAP STAMPED "PLS 27278" TO THE CENTER QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 20699", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 16, THENCE S 84°22'45" E, A DISTANCE OF 602.97 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2018024584 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, ALSO BEING A POINT ON THE WEST LINE OF THAT DENVER WATER EASEMENT RECORDED AT RECEPTION NO. 2016182831, SAID DENVER COUNTY RECORDS AND THE POINT OF BEGINNING; THENCE S 00°04'06" E, ALONG SAID WEST LINE, A DISTANCE OF 8.03 FEET; THENCE S 89°37'09" W, A DISTANCE OF 246.96 FEET TO A POINT ON THE SOUTH LINE OF THE EAST 56TH AVENUE RIGHT-OF-WAY AS DEDICATED BY RESOLUTION NO. 64, SERIES 2009, RECORDED AT RECEPTION NO. 2009068395, SAID DENVER COUNTY RECORDS; THENCE N 87°45'22" E, ALONG SAID SOUTH LINE, A DISTANCE OF 247.14 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 992 SQUARE FEET, OR 0.023 ACRES, MORE OR LESS.