

PARCEL DESCRIPTION ROW NO. 2019-DEDICATION-0000167-001:

LAND DESCRIPTION - STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 23RD DAY OF SEPTEMBER 2020, AT RECEPTION NUMBER 2020155409 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOT 16, BLOCK 198, EAST DENVER (BOYD'S MAP OF THE CITY OF DENVER, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF SAID LOT 16;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 16, ALSO BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF GLENARM STREET, NORTH 45°00'43" EAST, A DISTANCE OF 7.00 FEET;

THENCE SOUTH 44°59'17" EAST, A DISTANCE OF 124.99 FEET;

THENCE SOUTH 45°00'55" WEST, A DISTANCE OF 7.00 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 16;

THENCE NORTH 44°59'17" WEST, A DISTANCE OF 124.99 FEET TO THE POINT OF BEGINNING.

CONTAINING: 875 SQUARE FEET OR 0.020 ACRE OF LAND.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 20.0' RANGE LINE IN 13TH STREET, BETWEEN GLENARM STREET AND TREMONT PLACE. SAID LINE IS ASSUMED TO BEAR SOUTH 44°59'17" EAST.

PARCEL DESCRIPTION ROW NO. 2019-DEDICATION-0000167-002:

LAND DESCRIPTION - ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 23RD DAY OF SEPTEMBER 2020, AT RECEPTION NUMBER 2020155409 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 10 THROUGH 16, BLOCK 198, EAST DENVER (BOYD'S MAP OF THE CITY OF DENVER, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST CORNER OF SAID LOT 10;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 10 THROUGH 16, ALSO BEING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF A 16-FOOT WIDE PUBLIC ALLEY, SOUTH 45°00'55" WEST, A DISTANCE OF 168.10 FEET TO A POINT 7 FEET NORTHEASTERLY FROM THE SOUTHWEST LINE OF SAID LOT 16;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 44°59'17" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 45°00'55" EAST ALONG A LINE BEING 2.0 FEET NORTHWESTERLY OF AND PARALLEL WITH THE AFOREMENTIONED RIGHT-OF-WAY LINE, A DISTANCE OF 168.10 FEET;

THENCE SOUTH 44°59'17" EAST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 336 SQUARE FEET OR 0.008 ACRE OF LAND.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 20.0' RANGE LINE IN 13TH STREET, BETWEEN GLENARM STREET AND TREMONT PLACE. SAID LINE IS ASSUMED TO BEAR SOUTH 44°59'17" EAST.