

**PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000136-001:**

**LAND DESCRIPTION - STREET PARCEL NO. 1**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 22TH DAY OF APRIL, 2022, AT RECEPTION NUMBER 2022054911 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOT 1 OF BLOCK 17 OF GARDEN PLACE, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4), FROM WHENCE THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS NORTH 89°55'35" EAST A DISTANCE OF 2642.25 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;

THENCE SOUTH 00°58'23" EAST, 1953.73 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, AND BEING THE POINT OF BEGINNING;

THENCE NORTH 00°13'48" WEST, ALONG THE WEST LINE OF SAID LOT 1, 6.00 FEET TO A POINT 6.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1, WHEN MEASURED AT RIGHT ANGLES;

THENCE DEPARTING SAID WEST LINE, PARALLEL WITH SAID SOUTH LINE, NORTH 89°45'02" EAST, 125.05 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1;

THENCE SOUTH 00°13'48" EAST, ALONG THE EAST LINE OF SAID LOT 1, 6.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 17 OF GARDEN PLACE;

THENCE SOUTH 89°45'02" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, 125.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.

CONTAINING 750 SQUARE FEET OR 0.017 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS:

NORTH 89°55'35" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS DEFINED AND MEASURED BETWEEN A FOUND 3-1/4" DIAMETER ALUMINUM CAP IN RANGE BOX, PLS 38432 AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) AND A FOUND 3-1/4" DIAMETER ALUMINUM CAP IN RANGE BOX, PLS 16401 AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4).

**PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000136-002:**

**LAND DESCRIPTION - STREET PARCEL NO. 2**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 22TH DAY OF APRIL, 2022, AT RECEPTION NUMBER 2022054911 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOT 1 THROUGH 6 INCLUSNE OF BLOCK 17 OF GARDEN PLACE, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4), FROM WHENCE THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS NORTH 89°55'35" EAST A DISTANCE OF 2642.25 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;

THENCE SOUTH 04°59'41" EAST, 1809.78 FEET TO THE NORTHEAST CORNER OF SAID LOT 6, SAID POINT ALSO BEING ON THE SOUTH LINE OF E. 46TH AVENUE, AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID BLOCK 17, SOUTH 00°13'48" EAST, 144.00 FEET TO A POINT 6.00' FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 17, WHEN MEASURED AT RIGHT ANGLES;

THENCE LEAVING SAID EAST LINE, PARALLEL WITH SAID SOUTH LINE OF SAID BLOCK 17, SOUTH 89°45'02" WEST, 3.00 FEET TO A POINT;

THENCE PARALLEL WITH SAID EAST LINE OF SAID BLOCK 17, NORTH 00°13'48" WEST, 141.89 FEET TO A POINT ON THE SOUTH LINE OF E. 46TH AVENUE;

THENCE ALONG SAID SOUTH LINE, NORTH 54°37'24" EAST, 3.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 429 SQUARE FEET OR 0.010 ACRES OF LAND, MORE OR LESS.

**BASIS OF BEARINGS:**

NORTH 89°55'35" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS DEFINED AND MEASURED BETWEEN A FOUND 3-1/4" DIAMETER ALUMINUM CAP IN RANGE BOX, PLS 38432 AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) AND A FOUND 3-1/4" DIAMETER ALUMINUM CAP IN RANGE BOX, PLS 16401 AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4).