

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000103-001:**LAND DESCRIPTION – STREET PARCEL:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 10TH DAY OF SEPTEMBER, 2020, AT RECEPTION NUMBER 2020145927 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 LOTS 5 THROUGH 8, INCLUSIVE, BLOCK 2, ROSEDALE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5;
THENCE NORTH 89°48'55" EAST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 4.00 FEET;
THENCE SOUTH 00°01'29" EAST PARALLEL WITH AND 4.00 FEET EAST OF THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 100.04 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 8;
THENCE SOUTH 89°48'26" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 4.00 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 2;
THENCE NORTH 00°01'29" WEST ALONG SAID WEST LINE, A DISTANCE OF 100.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 400 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE 20' RANGE LINE IN SOUTH ACOMA STREET BETWEEN WEST JEWELL AVENUE AND WEST ASBURY AVENUE, AS MONUMENTED AT THE NORTH END BY A 3.5" ALUMINUM CAP STAMPED "2003 23521" AND AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 23521 2003", ASSUMED TO BEAR NORTH 00°00'00" EAST.