

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000104-001:**LAND DESCRIPTION - STREET PARCEL #1:**

PARCEL 1 OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF OCTOBER, 2020, AT RECEPTION NUMBER 2020169058 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

BEING A PORTION OF LOTS 9 AND 10, LOTS 25 THROUGH 38, INCLUSIVE AND A PORTION OF THAT ALLEY VACATED PER ORDINANCE NO. 368 SERIES OF 1970, 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 NORTHEAST CORNER OF SAID LOT 38;
THENCE SOUTH 00°00'00" EAST ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 346.00 FEET TO A POINT 4.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID BLOCK 2;
THENCE SOUTH 89°46'27" WEST PARALLEL WITH AND 4.00 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 4.00 FEET;
THENCE NORTH 00°00'00" EAST PARALLEL WITH AND 4.00 FEET WEST OF THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 346.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 38;
THENCE NORTH 89°48'11" EAST ALONG SAID NORTH LINE, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 1 CONTAINS 1,384 SQUARE FEET OR 0.03 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" ALUMINIUM CAP STAMPED "PLS 23521 2003", ASSUMED TO BEAR NORTH 00°00'00" EAST.

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000104-002:**LAND DESCRIPTION - STREET PARCEL #2:**

PARCEL 2 OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF OCTOBER, 2020, AT RECEPTION NUMBER 2020169058 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

BEING A PORTION OF LOTS 9 AND 10, LOTS 25 THROUGH 38, INCLUSIVE AND A PORTION OF THAT ALLEY VACATED PER ORDINANCE NO. 368 SERIES OF 1970, 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 SOUTHEAST CORNER OF SAID BLOCK 2;

THENCE SOUTH 89°46'27" WEST ALONG THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 124.96 FEET TO THE SOUTHEAST CORNER OF THE ALLEY IN SAID BLOCK 2;
 THENCE NORTH 00°00'44" WEST ALONG THE EAST LINE OF SAID ALLEY, A DISTANCE OF 4.00 FEET;
 THENCE NORTH 89°46'27" EAST PARALLEL WITH AND 4.00 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 124.96 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 2;
 THENCE SOUTH 00°00'00" EAST ALONG SAID EAST LINE, A DISTANCE 4.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL 2 CONTAINS 500 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" ALUMINIUM CAP STAMPED "PLS 23521 2003", ASSUMED TO BEAR NORTH 00°00'00" EAST.

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000104-003:

LAND DESCRIPTION - ALLEY PARCEL #3:

PARCEL 3 OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF OCTOBER, 2020, AT RECEPTION NUMBER 2020169058 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

BEING A PORTION OF LOTS 9 AND 10, LOTS 25 THROUGH 38, INCLUSIVE AND A PORTION OF THAT ALLEY VACATED PER ORDINANCE NO. 368 SERIES OF 1970, 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 38;
 THENCE NORTH 89°48'11" EAST ALONG THE NORTH LINE OF SAID LOT 38, A DISTANCE OF 2.00 FEET;
 THENCE SOUTH 00°00'44" EAST 2.00 FEET EAST OF THE EAST LINE OF THE ALLEY IN SAID BLOCK 2, A DISTANCE OF 346.06 FEET;
 THENCE SOUTH 89°46'27" WEST 4.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 2.00 FEET TO A POINT ON THE EAST LINE OF SAID ALLEY;
 THENCE NORTH 00°00'44" WEST ALONG SAID EAST LINE, A DISTANCE OF 346.06 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 3 CONTAINS 692 SQUARE FEET OR 0.02 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" ALUMINIUM CAP STAMPED "PLS 23521 2003", ASSUMED TO BEAR NORTH 00°00'00" EAST.

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000104-004:**LAND DESCRIPTION - ALLEY PARCEL #4:**

PARCEL 4 OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF OCTOBER, 2020, AT RECEPTION NUMBER 2020169058 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

BEING A PORTION OF LOTS 9 AND 10, LOTS 25 THROUGH 38, INCLUSIVE AND A PORTION OF THAT ALLEY VACATED PER ORDINANCE NO. 368 SERIES OF 1970, 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:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 10, SAID BLOCK 2;
THENCE NORTH 14°00'05" EAST, A DISTANCE OF 16.50 FEET TO A POINT ON THE NORTH LINE OF THE ALLEY OPENED BY ORDINANCE 368 SERIES OF 1970, RECORDED IN BOOK 228 AT PAGE 523, AND THE POINT OF BEGINNING;
THENCE NORTH 00°01'29" WEST PARALLEL WITH AND 4.00 FEET EAST OF THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 2.00 FEET;
THENCE NORTH 89°48'11" EAST PARALLEL WITH AND 2.00 FEET NORTH OF THE NORTH LINE OF THE ALLEY OPENED BY SAID ORDINANCE, A DISTANCE OF 53.08 FEET;
THENCE NORTH 61°30'08" EAST, A DISTANCE OF 29.53 FEET;
THENCE NORTH 89°48'11" EAST PARALLEL WITH AND 16.00 FEET NORTH OF THE NORTH LINE OF THE ALLEY OPENED BY SAID ORDINANCE, A DISTANCE OF 50.00 FEET TO THE CENTERLINE OF THE ALLEY VACATED BY SAID ORDINANCE;
THENCE SOUTH 00°00'00" WEST ALONG SAID CENTERLINE, A DISTANCE OF 7.00 FEET TO A POINT ON THE SOUTH LINE OF THE ALLEY VACATED BY SAID ORDINANCE;
THENCE SOUTH 89°48'18" WEST ALONG THE SOUTH LINE OF THE ALLEY VACATED BY SAID ORDINANCE AND THE NORTH LINE OF SAID ALLEY OPENED BY SAID ORDINANCE AND SAID NORTH LINE EXTENDED, A DISTANCE OF 18.00 FEET TO A POINT 4.00 FEET EAST OF THE WEST LINE OF SAID BLOCK 2;
THENCE CONTINUING ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES:
1) SOUTH 47°52'53" WEST, A DISTANCE OF 13.48 FEET;
2) SOUTH 89°48'11" WEST, A DISTANCE OF 101.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 4 CONTAINS 933 SQUARE FEET, OR 0.02 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" ALUMINIUM CAP STAMPED "PLS 23521 2003", ASSUMED TO BEAR NORTH 00°00'00" EAST.

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000104-005:**LAND DESCRIPTION - STREET PARCEL #5:**

PARCEL 5 OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF OCTOBER, 2020, AT RECEPTION NUMBER 2020169058 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

BEING A PORTION OF LOTS 9 AND 10, LOTS 25 THROUGH 38, INCLUSIVE AND A PORTION OF THAT ALLEY VACATED PER ORDINANCE NO. 368 SERIES OF 1970, 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 9;
THENCE NORTH 89°48'26" EAST ALONG THE NORTH LINE OF SAID LOT 9, 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 34.02 FEET TO THE NORTH LINE OF THE ALLEY OPENED BY ORDINANCE 368 SERIES OF 1970;
THENCE SOUTH 89°48'11" WEST ALONG SAID NORTH 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 34.02 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 5 CONTAINS 136 SQUARE FEET 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" ALUMINIUM CAP STAMPED "PLS 23521 2003", ASSUMED TO BEAR NORTH 00°00'00" EAST.