

**PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000035-001:**

**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 27TH DAY OF APRIL, 2021, AT RECEPTION NUMBER 2021079821 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PART OF LOTS 1, 2 AND 3, BLOCK 10, SUMNER'S ADDITION TO DENVER SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 10, SUMNER'S ADDITION TO DENVER;  
THENCE N89°55'47"E ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 4<sup>TH</sup> AVENUE, A DISTANCE OF 6.00 FEET;  
THENCE S00°00'00"E PARALLEL WITH THE EASTERLY RIGHT-OF-WAY LINE OF SANTA FE DRIVE, A DISTANCE OF 123.64 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 2020074350, DENVER COUNTY, COLORADO;  
THENCE N89°44'23"W ALONG SAID SOUTH LINE, A DISTANCE OF 6.00 FEET TO A POINT LYING ON SAID EASTERLY RIGHT-OF-WAY LINE;  
THENCE N00°00'00"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID LOTS 1, 2 AND 3, BLOCK 10 SUMNER'S ADDITION TO DENVER A DISTANCE OF 123.61 FEET TO THE **POINT OF BEGINNING**.

PARCEL 1 CONTAINS (742 SQUARE FEET) 0.0170 ACRES, MORE OR LESS.

**PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000035-002:**

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

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 27TH DAY OF APRIL, 2021, AT RECEPTION NUMBER 2021079821 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PART OF LOTS 1, 2 AND 3, BLOCK 10, SUMNER'S ADDITION TO DENVER SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 10, SUMNER'S ADDITION TO DENVER;  
THENCE S00°00'03"W ALONG THE EASTERLY LINE OF SAID LOTS 1, 2 AND 3, BLOCK 10, SUMNER'S ADDITION TO DENVER AND THE WESTERLY RIGHT-OF-WAY LINE OF AN EXISTING PUBLIC ALLEY, 16 FEET WIDE, A DISTANCE OF 124.21 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 2020074350, DENVER COUNTY, COLORADO;  
THENCE N89°44'23"W ALONG THE SOUTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 2.00 FEET;  
THENCE N00°00'03"E PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE AND SAID EASTERLY LINE, A DISTANCE OF 124.20 FEET TO A POINT LYING ON THE NORTHERLY LINE OF SAID LOT 1 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 4<sup>TH</sup> AVENUE;  
THENCE N89°55'47"E ALONG SAID NORTHERLY LINE AND SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

PARCEL 2 CONTAINS (249 SQUARE FEET) 0.0057 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE 20.5' RANGE LINE IN WEST 4TH AVENUE BETWEEN SANTA FE DRIVE AND INCA STREET BEARING N89°55'47"E BOUND BY A NO. 5 REBAR IN RANGE BOX FOUND AT THE INTERSECTION OF WEST 4TH AVENUE AND SANTA FE DRIVE AND A 1" SQUARE BOLT IN RANGE BOX FOUND AT THE INTERSECTION ON WEST 4TH AVENUE AND INCA STREET.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.