

**PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000156-001:**

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

PARCEL 1 OF THAT LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 24TH DAY OF JUNE, 2021, AT RECEPTION NUMBER 2021121182 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND WITHIN BLOCK 9, ROSEDALE, TOGETHER WITH THE VACATED ALLEY DESCRIBED IN ORDINANCE 370 SERIES OF 1991, RECORDED JULY 3, 1991 AT RECEPTION NO. 1991060774, LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE 20 FOOT RANGE LINE ALONG W. WARREN AVENUE WITH THE 20 FOOT RANGE LINE ALONG S. BROADWAY AND CONSIDERING SAID S. BROADWAY RANGE LINE TO BEAR NORTH 00°15'45" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 00°15'45" WEST, ALONG SAID S. BROADWAY RANGE LINE, A DISTANCE OF 24.00 FEET;

THENCE SOUTH 89°33'54" WEST, A DISTANCE OF 20.00 FEET TO THE INTERSECTION OF THE EASTERLY LINE OF SAID BLOCK 9 WITH A LINE 4.00 FEET NORTH OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID BLOCK 9, AND THE **POINT OF BEGINNING**;

THENCE SOUTH 00°15'45" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 4.00 FEET TO SAID SOUTHERLY LINE OF BLOCK 9;

THENCE SOUTH 89°33'54" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 266.02 FEET TO THE WESTERLY LINE OF SAID BLOCK 9;

THENCE NORTH 00°15'38" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 4.00 FEET TO LAST SAID PARALLEL LINE;

THENCE NORTH 89°33'54" EAST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 266.02 FEET TO THE **POINT OF BEGINNING**;

PARCEL NO. 1 CONTAINS A CALCULATED AREA OF 1,064 SQUARE FEET OR 0.0244 ACRES, MORE OR LESS.

**PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000156-002:**

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

PARCEL 2 OF THAT LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 24TH DAY OF JUNE, 2021, AT RECEPTION NUMBER 2021121182 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND WITHIN BLOCK 9, ROSEDALE, TOGETHER WITH THE VACATED ALLEY DESCRIBED IN ORDINANCE 370 SERIES OF 1991, RECORDED JULY 3, 1991 AT RECEPTION NO. 1991060774, LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE 20 FOOT RANGE LINE ALONG W. WARREN AVENUE WITH THE 20 FOOT RANGE LINE ALONG S. BROADWAY AND CONSIDERING SAID S. BROADWAY RANGE LINE TO BEAR NORTH 00°15'45" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 00°15'45" WEST, ALONG SAID S. BROADWAY RANGE LINE, A DISTANCE OF 24.00 FEET;

THENCE SOUTH 89°33'54" WEST, ALONG A LINE 4.00 FEET NORTH OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID BLOCK 9, A DISTANCE OF 286.02 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SAID BLOCK 9, AND THE **POINT OF BEGINNING**;

THENCE NORTH 00°15'38" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 531.89 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE DESCRIBED IN RULE AND ORDER RECORDED FEBRUARY 11, 2011 AT RECEPTION NO. 2011016186, IN THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER;

THENCE NORTH 44°45'17" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.66 FEET TO THE INTERSECTION WITH A LINE 4.00 FEET EAST OF AND PARALLEL WITH SAID WESTERLY LINE OF BLOCK 9;

THENCE SOUTH 00°15'38" EAST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 535.87 FEET TO THE INTERSECTION WITH SAID PARALLEL LINE 4.00 FEET NORTH OF THE SOUTHERLY LINE OF BLOCK 9;

THENCE SOUTH 89°33'54" WEST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 4.00 FEET TO THE **POINT OF BEGINNING**;

PARCEL NO. 2 CONTAINS A CALCULATED AREA OF 2,136 SQUARE FEET OR 0.0490 ACRES, MORE OR LESS.

**PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000156-003:**

**LAND DESCRIPTION – STREET PARCEL NO. 3**

PARCEL 3 OF THAT LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 24TH DAY OF JUNE, 2021, AT RECEPTION NUMBER 2021121182 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND WITHIN BLOCK 9, ROSEDALE, TOGETHER WITH THE VACATED ALLEY DESCRIBED IN ORDINANCE 370 SERIES OF 1991, RECORDED JULY 3, 1991 AT RECEPTION NO. 1991060774, LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE 20 FOOT RANGE LINE ALONG W. WARREN AVENUE WITH THE 20 FOOT RANGE LINE ALONG S. BROADWAY AND CONSIDERING SAID S. BROADWAY RANGE LINE TO BEAR NORTH 00°15'45" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 00°15'45" WEST, ALONG SAID S. BROADWAY RANGE LINE, A DISTANCE OF 368.38 FEET;

THENCE SOUTH 89°33'54" WEST, A DISTANCE OF 20.00 FEET TO THE EASTERLY LINE OF SAID BLOCK 9, AND THE **POINT OF BEGINNING**;

THENCE NORTH 05°10'55" WEST, A DISTANCE OF 84.07 FEET;

THENCE NORTH 00°15'45" WEST, A DISTANCE OF 67.76 FEET TO THE RIGHT-OF-WAY LINE DESCRIBED IN RULE AND ORDER RECORDED FEBRUARY 11, 2011 AT RECEPTION NO. 2011016186, IN THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER;

THENCE ALONG SAID RIGHT-OF-WAY LINE FOR THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 89°34'30" EAST, A DISTANCE OF 0.71 FEET;
- 2) SOUTH 14°18'00" EAST, A DISTANCE OF 16.49 FEET;
- 3) SOUTH 00°15'45" EAST, A DISTANCE OF 36.99 FEET;
- 4) NORTH 89°34'30" EAST, A DISTANCE OF 2.50 FEET TO SAID EASTERLY LINE OF BLOCK 9;

THENCE SOUTH 00°15'45" EAST, ALONG LAST SAID EASTERLY LINE, A DISTANCE OF 98.54 FEET TO THE **POINT OF BEGINNING**;

PARCEL NO. 3 CONTAINS A CALCULATED AREA OF 626 SQUARE FEET OR 0.0144 ACRES, MORE OR LESS.