

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000008-001:

LAND DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 15TH DAY OF JULY, 2020, AT RECEPTION NUMBER 2020100585 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 29 BEING MONUMENTED AT THE NORTHWEST CORNER BY AN AXLE IN A RANGE BOX AND AT THE NORTH QUARTER CORNER BY AN AXLE IN A RANGE BOX, ASSUMED TO BEAR SOUTH 89°53'16" EAST, AS RECORDED IN THE ZONE LOT AMENDMENT DOCUMENT UNDER THE RECEPTION NUMBER 2019168147 IN THE CITY AND COUNTY OF DENVER, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

COMMENCING AT THE SAID NORTHWEST CORNER OF SECTION 29;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 29 SOUTH 00°10'18" EAST A DISTANCE OF 511.43 FEET;

THENCE DEPARTING SAID WEST LINE NORTH 89°49'35" EAST A DISTANCE OF 33.00 FEET TO THE COMMON LINE OF THE EAST RIGHT-OF-WAY LINE OF SOUTH HOLLY STREET AS DESCRIBED IN BOOK 2222 AT PAGE 10 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER AND THE WEST LINE OF A PARCEL OF LAND IN BOOK 123 AT PAGE 189 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER AND THE **POINT OF BEGINNING**;

THENCE DEPARTING THE SAID EAST RIGHT-OF-WAY LINE AND ALONG THE COMMON LINE OF THE NORTH LINE OF SAID PARCEL OF LAND RECORDED IN BOOK 123 AT PAGE 189 AND THE SOUTH LINE OF A PARCEL OF LAND RECORDED IN BOOK 63 AT PAGE 003 RECEPTION NUMBER L009195 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER NORTH 89°57'53" EAST A DISTANCE OF 11.00 FEET;

THENCE DEPARTING THE SAID SOUTH LINE OF A PARCEL OF LAND RECORDED IN BOOK 63 AT PAGE 003 SOUTH 00°10'18" EAST A DISTANCE OF 397.44 FEET, BEING PARALLEL WITH THE SAID EAST RIGHT-OF-WAY LINE OF SOUTH HOLLY STREET TO THE INTERSECTION OF THE SOUTH LINE OF SAID PARCEL OF LAND RECORDED BOOK 123 AT PAGE 189 WHICH IS ALSO THE COMMON LINE WITH THE NORTH LINE OF A SHORT TERM LEASE AGREEMENT BETWEEN THE UNITED STATES POSTAL SERVICE AND THE COLORADO DEPARTMENT OF HIGHWAYS AS RECORDED IN BOOK 2587 AT PAGES 110-115 IN THE CITY AND COUNTY OF DENVER;

THENCE WESTERLY ALONG THE SAID COMMON LINE NORTH 83°45'20" WEST A DISTANCE OF 11.07 FEET TO THE SAID EAST RIGHT-OF-WAY LINE OF SOUTH HOLLY STREET;

THENCE NORTHERLY ALONG THE SAID COMMON LINE OF THE EAST RIGHT-OF-WAY LINE OF SOUTH HOLLY STREET AND THE SAID WEST LINE ON THE PARCEL OF LAND RECORDED IN BOOK 123 AT PAGE 189 NORTH 00°10'18" WEST A DISTANCE OF 396.23 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 4,361 SQUARE FEET OR 0.1002 ACRES MORE OR LESS.