

**PW PARCEL DESCRIPTION 2017-DEDICATION- 0000190-001**

Being a portion of that parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 11th of August 1953, in Book 7347 Page 235, in the City and County of Denver Clerk & Recorder's Office, being more particularly described as follows:

Lots Thirty-four (34) and Thirty-five (35) Block Nine (9) Garden Place.

Said parcel of land to be dedicated as right-of-way is that exception parcel (described as No. 11) retained by The City & County of Denver from Rafael Alcaraz by that certain Deed, recorded on the 17th of August 1999, at Reception Number 9900144650, in the City and County of Denver Clerk & Recorder's Office, being more particularly described as follows:

Lot 35, Block 9, Garden Place, a subdivision lying in the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 22, Township 3 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, City & County of Denver, State of Colorado, less the following Parcel 11, attached as part of this legal description.

A Tract or Parcel of land No. 11 of the State Department of Highways, Division of Highways, State of Colorado, Project No. IR 25-2 (193) Unit 2 containing 84 sq. ft., more or less, in Lot 35, Block 9 of Garden Place, a subdivision lying in the S  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of Section 22, Township 3 South, Range 68 West, of the Sixth Principal Meridian, in the City & County of Denver, State of Colorado, said Tract or Parcel being more particularly described as follows:

Commencing at the NW Corner of said Lot 35; thence S 89°56' 12" E, along the north line of said Lot 35, also being along the south right-of-way line of 46<sup>th</sup> Ave. South Service Road (Dec. 1989) a distance of 14.00 feet to the True Point of Beginning;

Thence N 89°56' 12" W, along said north lot line and said south right-of-way line, a distance of 14.00 feet, to the NW corner of said Lot 35;

Thence S 0°07'01" W, along the west line of said Lot 35, also being the east right-of-way line of Grant St. (Dec. 1989) a distance of 12.00 feet;

Thence N 49°29'05" E, a distance of 18.45 feet, more or less, to the True Point of Beginning.

The above described parcel contains 84 square feet, more or less.

Basis of Bearing: S 68°44'39" E, along the line from GPS point 25-1 (a 3  $\frac{1}{4}$ " aluminum cap set in range box) to control point 101 (an alloy cap set on a #5 rebar). Basis of bearing determined by solar observation.