

**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000178-001:**

**LAND DESCRIPTION – STREET PARCEL 1:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF DECEMBER, 2023, AT RECEPTION NUMBER 2023115653 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEING A PORTION OF A PARCEL DESCRIBED AND CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 21, 2022 AT RECEPTION No. 2022038098, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A PARCEL DESCRIBED AND CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 21, 2022 AT RECEPTION No. 2022037923;

THENCE ALONG THE EAST LINE OF SAID PARCEL, NORTH 00°00'00" WEST, 70.50 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED AND CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 21, 2022 AT RECEPTION No. 2022038098; THENCE ALONG THE SOUTH LINE OF SAID PARCEL, NORTH 89°13'31" WEST, 71.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. CONTINUING NORTH 89°13'31" WEST, 9.00 FEET TO A POINT;
2. NORTH 00°00'00" EAST, 70.50 FEET TO A POINT;
3. SOUTH 89°13'31" EAST, 9.00 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY, SOUTH 00°00'00" WEST, 70.50 FEET TO THE POINT OF BEGINNING.

Containing 634 Square Feet or 0.014 Acres of land, more or less.

**BASIS OF BEARINGS**

North 00°00'00" West, a distance of 160.00 feet, being the bearing of a direct inverse between the Southeast corner of a parcel of land described and conveyed in that certain warranty deed recorded March 21, 2022 at Reception #2022037923 (marked by a found 1-1/4" diameter red plastic cap, PLS 16828) and a 5' witness corner to the Northeast corner of a parcel of land described and conveyed in that certain warranty deed recorded March 21, 2022 at Reception #2022038098 (marked by a found chiseled + in concrete)

**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000178-002:**

**LAND DESCRIPTION – STREET PARCEL 2:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF DECEMBER, 2023, AT RECEPTION NUMBER 2023115653 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEING A PORTION OF A PARCEL DESCRIBED AND CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 21, 2022 AT RECEPTION No. 2022038098, LYING

WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A PARCEL DESCRIBED AND CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 21, 2022 AT RECEPTION No. 2022037923;

THENCE ALONG THE EAST LINE OF SAID PARCEL, NORTH 00°00'00" WEST, 70.50 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED AND CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 21, 2022 AT RECEPTION No. 2022038098; THENCE ALONG THE EAST LINE OF SAID PARCEL, CONTINUING NORTH 00°00'00" WEST, 77.25 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID EAST LINE, NORTH 89°13'31" WEST, 50.00 FEET TO A POINT ON THE BOUNDARY OF SAID PARCEL;

THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES:

1. NORTH 00°00'00" EAST, 7.25 FEET TO A POINT;
2. SOUTH 89°13'31" EAST, 50.00 FEET TO A POINT;
3. SOUTH 00°00'00" EAST, 7.25 FEET TO THE POINT OF BEGINNING.

Containing 362 Square Feet or 0.008 Acres of land, more or less.

#### BASIS OF BEARINGS

North 00°00'00" West, a distance of 160.00 feet, being the bearing of a direct inverse between the Southeast corner of a parcel of land described and conveyed in that certain warranty deed recorded March 21, 2022 at Reception #2022037923 (marked by a found 1-1/4" diameter red plastic cap, PLS 16828) and a 5' witness corner to the Northeast corner of a parcel of land described and conveyed in that certain warranty deed recorded March 21, 2022 at Reception #2022038098 (marked by a found chiseled + in concrete)