

**PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000115-001:**

**LAND DESCRIPTION - STREET PARCEL #1:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 19TH DAY OF SEPTEMBER, 2018, AT RECEPTION NUMBER 2018119016 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 26, 27 AND 28, BLOCK 1, BERKELEY, A SUBDIVISION OF A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 28, BLOCK 1, BERKELEY, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY OF WEST 38TH AVENUE AND A POINT ON THE WEST RIGHT-OF-WAY OF ZENOBIA STREET; THENCE

S 89°33'59" W ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 55.46 FEET; THENCE N 00°13'39" W, A DISTANCE OF 11.00 FEET; THENCE N 89°33'59" E PARALLEL WITH THE SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 55.46 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY; THENCE S 00°01'14" W ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 609.8 SQUARE FEET MORE OR LESS.

**PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000115-002:**

**LAND DESCRIPTION - ALLEY PARCEL #2:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 19TH DAY OF SEPTEMBER, 2018, AT RECEPTION NUMBER 2018119016 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 26, 27 AND 28, BLOCK 1, BERKELEY, A SUBDIVISION OF A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 28, BLOCK 1, BERKELEY, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY OF ZENOBIA STREET; THENCE S 00°01'14" W ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE S 00°01'14" W CONTINUING ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 2.00 FEET; THENCE S 89°58'00" W, A DISTANCE OF 55.96 FEET; THENCE N 00°13'39" W, A DISTANCE OF 0.90 FEET; THENCE N 68°26'32" E, A DISTANCE OF 2.98 FEET; THENCE N 89°58'00" E, A DISTANCE OF 53.24 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 110.4 SQUARE FEET MORE OR LESS.

BASIS OF BEARINGS: BETWEEN THE FOUND CUT CROSS AT A 4.0' OFFSET TO THE SOUTHEAST CORNER OF LOT 28, BLOCK 1, BERKELEY AND THE FOUND CUT CROSS AT A 14.75' BY 4.0' OFFSET TO THE SOUTHEAST CORNER OF LOT 25, BLOCK 12, BERKELEY. ASSUMED BEARING: N 00°00'00" E.