

**PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-000028-001:****LAND DESCRIPTION - STREET PARCEL #1:**

PARCEL 1 OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF OCTOBER, 2020, AT RECEPTION NUMBER 2020169057 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 39 THROUGH 48, INCLUSIVE, AND A PORTION OF THAT ALLEY VACATED PER ORDINANCE NO. 368 SERIES OF 1970, BLOCK 2, ROSEDALE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 2;  
THENCE SOUTH 00°00'00" EAST ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 1.50 FEET;  
THENCE SOUTH 89°49'25" WEST PARALLEL WITH AND 1.50 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 133.09 FEET;  
THENCE NORTH 00°00'44" WEST PARALLEL WITH AND 8.00 FEET WEST OF THE EAST LINE OF SAID VACATED ALLEY, A DISTANCE OF 1.50 FEET TO A POINT ON THE NORTH LINE OF LOT 48 EXTENDED WESTERLY;  
THENCE NORTH 89°49'25" EAST ALONG SAID NORTH LINE AND EXTENSION, A DISTANCE OF 133.09 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 1 CONTAINS 200 SQUARE FEET MORE OR LESS.

BEARINGS ARE BASED ON THE 20' RANGE LINE IN SOUTH ACOMA STREET BETWEEN WEST JEWELL AVENUE AND WEST ASBURY AVENUE, AS MONUMENTED AT THE NORTH END BY A 3.5" ALUMINUM CAP STAMPED "2003 23521" AND AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 23521 2003", ASSUMED TO BEAR NORTH 00°00'00" EAST.

**PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-000028-002:****LAND DESCRIPTION - STREET PARCEL #2:**

PARCEL 2 OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF OCTOBER, 2020, AT RECEPTION NUMBER 2020169057 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 39 THROUGH 48, INCLUSIVE, AND A PORTION OF THAT ALLEY VACATED PER ORDINANCE NO. 368 SERIES OF 1970, BLOCK 2, ROSEDALE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 2;  
THENCE SOUTH 00°00'00" EAST ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 00°00'00" EAST CONTINUING ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 248.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 39;  
THENCE SOUTH 89°48'11" WEST ALONG THE SOUTH LINE OF SAID LOT 39, A DISTANCE OF 4.00 FEET;  
THENCE NORTH 00°00'00" EAST PARALLEL WITH AND 4.00 FEET WEST OF THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 248.50 FEET TO A POINT 1.50 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 2;  
THENCE NORTH 89°49'25" EAST, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 2 CONTAINS 994 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE 20' RANGE LINE IN SOUTH ACOMA STREET BETWEEN WEST JEWELL AVENUE AND WEST ASBURY AVENUE, AS MONUMENTED AT THE NORTH END BY A 3.5" ALUMINUM CAP STAMPED "2003 23521" AND AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 23521 2003", ASSUMED TO BEAR NORTH 00°00'00" EAST.

**PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-000028-003:**

**LAND DESCRIPTION - ALLEY PARCEL:**

PARCEL 3 OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF OCTOBER, 2020, AT RECEPTION NUMBER 2020169057 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 39 THROUGH 48, INCLUSIVE, AND A PORTION OF THAT ALLEY VACATED PER ORDINANCE NO. 368 SERIES OF 1970, BLOCK 2, ROSEDALE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 39;  
THENCE NORTH 00°00'44" WEST ALONG THE WEST LINE OF SAID LOT 39, A DISTANCE OF 25.00 FEET TO THE SOUTH LINE OF SAID VACATED ALLEY;  
THENCE SOUTH 89°48'18" WEST ALONG THE SAID SOUTH LINE, A DISTANCE OF 8.00 FEET TO THE CENTERLINE OF SAID VACATED ALLEY;  
THENCE NORTH 00°00'44" WEST ALONG SAID CENTERLINE, A DISTANCE OF 7.00 FEET;  
THENCE NORTH 89°48'11" EAST, A DISTANCE OF 10.00 FEET;  
THENCE SOUTH 00°00'44" EAST, A DISTANCE OF 32.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 39;  
THENCE SOUTH 89°48'11" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 3 CONTAINS 120 SQUARE FEET MORE OR LESS.

BEARINGS ARE BASED ON THE 20' RANGE LINE IN SOUTH ACOMA STREET BETWEEN WEST JEWELL AVENUE AND WEST ASBURY AVENUE, AS MONUMENTED AT THE NORTH END BY A 3.5" ALUMINUM CAP STAMPED "2003 23521" AND AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 23521 2003", ASSUMED TO BEAR NORTH 00°00'00" EAST.