

LAND DESCRIPTION-PARCEL A

2019-RELINQ-0000018-001

THE VACATED ALLEY RESERVATION PER ORDINANCE 279, SERIES 1995, RECORDED AT RECEPTION NO. 9500046347 DATED APRIL 25, 1995, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO CONSISTING OF THE EAST 20 FEET OF LOT 4, BLOCK 43, BYERS SUBDIVISION.

LAND DESCRIPTION-PARCEL B

2019-RELINQ-0000018-002

THE VACATED ALLEY RESERVATION PER ORDINANCE 279, SERIES 1995, RECORDED AT RECEPTION NO. 9500046347 DATED APRIL 25, 1995, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO CONSISTING OF THE WEST 10 FEET OF LOT 45, BLOCK 44, BYERS SUBDIVISION.

LAND DESCRIPTION-PARCEL C

2019-RELINQ-0000018-003

A PARCEL OF LAND BEING PARCEL NO. 2 (WASTEWATER – PHASE II) PER ORDINANCE 279, SERIES 1995 RECORDED AT RECEPTION NO. 9500046347 DATED APRIL 25, 1995, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, PRESENTLY PLATTED AS BYER’S SUBDIVISION, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 SE 1/4 NW 1/4 OF SAID SECTION 15;
THENCE N05°07’15”W, A DISTANCE OF 973.27 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF BANNOCK STREET PROJECTED;
THENCE N89°59’10”W, A DISTANCE OF 268.92 FEET;
THENCE S00°00’50”W, A DISTANCE OF 19.13 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NEVADA PLACE;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N89°59’25”W, A DISTANCE OF 35.00 FEET;
THENCE N00°00’50”E, A DISTANCE OF 70.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NEVADA PLACE;
THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, S89°59’10”E, A DISTANCE OF 35.00 FEET;
THENCE S00°00’50”W, A DISTANCE OF 20.87 FEET;
THENCE S89°59’10”E, A DISTANCE OF 268.92 FEET TO A POINT ON THE WEST RIGHT-OF WAY LINE OF BANNOCK STREET PROJECTED;
THENCE ALONG SAID WEST RIGHT-OF-WAY LINE PROJECTED S00°00’50” W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,518 SQUARE FEET, MORE OR LESS.
ALL LINEAL DIMENSIONS ARE U.S. SURVEY FEET.

LAND DESCRIPTION-PARCEL D

2019-RELINQ-0000018-004

A PARCEL OF LAND BEING PARCEL NO. 5 (WATER BOARD - PHASE III) PER ORDINANCE 279, SERIES 1995 RECORDED AT RECEPTION NO 9500046347 DATED APRIL 25, 1995, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 SE 1/4 NW 1/4 OF THE SAID SECTION 15;
THENCE N02°20'48"W, A DISTANCE OF 619.76 FEET TO THE POINT OF BEGINNING, SAID POINT BEING
ON THE SOUTH RIGHT-OF-WAY LINE OF DAKOTA AVENUE PROJECTED;
THENCE N89°59'15"W, A DISTANCE OF 37.00 FEET;
THENCE N00°00'50"E, A DISTANCE OF 433.38 FEET;
THENCE N89°59'10"W, A DISTANCE OF 9.50 FEET;
THENCE N00°00'50"E, A DISTANCE OF 10.00 FEET;
THENCE S89°59'10"E, A DISTANCE OF 9.50 FEET;
THENCE N00°00'50"E, A DISTANCE OF 13.64 FEET;
THENCE N07°57'21"W, A DISTANCE OF 100.98 FEET;
THENCE N00°00'50"E, A DISTANCE OF 78.29 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE
OF 23°28'13" AND AN ARC LENGTH OF 12.08 FEET TO A POINT OF NON-TANGENT, SAID POINT BEING
10.00 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF ALAMEDA AVENUE;
THENCE ALONG A LINE BEING 10.00 FEET SOUTH OF AND PARALLEL TO THE SAID SOUTH RIGHT-OF-WAY
LINE, S89°59'35"E, A DISTANCE OF 55.86 FEET TO A POINT OF NON-TANGENT CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE
OF 23°20'32" AND AN ARC LENGTH OF 12.02 FEET (WHOSE CHORD BEARS S 11°41'06" W, A CHORD
DISTANCE OF 11.94 FEET) TO A POINT OF TANGENT;
THENCE S00°00'50"W, A DISTANCE OF 226.24 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 24.50 FEET, A CENTRAL ANGLE
OF 48°59'12" AND AN ARC LENGTH OF 20.95 FEET TO A POINT OF NON-TANGENT;
THENCE S00°00'50"W, A DISTANCE OF 43.03 FEET TO A POINT OF NON-TANGENT CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 24.50 FEET, A CENTRAL ANGLE
OF 48°59'12" AND AN ARC LENGTH OF 20.95 FEET (WHOSE CHORD BEARS S24°30'26"W, A CHORD
DISTANCE OF 20.31 FEET) TO A POINT OF TANGENT;
THENCE S00°00'50"W, A DISTANCE OF 249.13 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 24.50 FEET, A CENTRAL ANGLE
OF 48°59'12" AND AN ARC LENGTH OF 20.95 FEET TO A POINT OF NON-TANGENT;
THENCE S00°00'50"W, A DISTANCE OF 43.03 FEET TO A POINT OF NON-TANGENT CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 24.50 FEET, A CENTRAL ANGLE
48°59'12" AND AN ARC LENGTH OF 20.95 FEET (WHOSE CHORD BEARS S24°30'25"W, A CHORD
DISTANCE OF 20.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 26,931 SQUARE FEET, MORE OR LESS.

ALL LINEAL DIMENSIONS ARE U.S. SURVEY FEET.

LAND DESCRIPTION-PARCEL E

2019-RELINQ-0000018-005

A PARCEL OF LAND BEING PARCEL NO. 6 (WASTEWATER - PHASE III) PER ORDINANCE 279, SERIES 1995
RECORDED AT RECEPTION NO 9500046347 DATED APRIL 25, 1995, LOCATED IN THE NORTHWEST
QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
PRESENTLY PLATTED AS BYER'S SUBDIVISION IN THE CITY AND COUNTY OF DENVER, STATE OF
COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 SE 1/4 NW 1/4 OF SAID SECTION 15;
THENCE N00°59'49"W, A DISTANCE OF 969.52 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID
POINT BEING THE EAST RIGHT-OF-WAY LINE OF BANNOCK STREET PROJECTED;

THENCE N89°59'10"W, A DISTANCE OF 70.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BANNOCK STREET PROJECTED;
THENCE ALONG THE SAID WEST RIGHT OF WAY LINE PROJECTED N00°00'50"E, A DISTANCE OF 30.00 FEET;
THENCE S89°59'10"E, A DISTANCE OF 70.00 FEET TO A POINT ON THE SAID EAST RIGHT-OF-WAY LINE PROJECTED;
THENCE ALONG THE SAID EAST RIGHT-OF-WAY LINE PROJECTED S00°00'50"W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,100 SQUARE FEET, MORE OR LESS.
ALL LINEAL DIMENSIONS ARE U.S. SURVEY FEET.

LAND DESCRIPTION-PARCEL H

2019-RELINQ-0000018-008

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING THE REAR LINE OF LOT 41, BLOCK 43, BYER'S SUBDIVISION AS RECORDED DECEMBER 03, 1895 IN BOOK 1077 AT PAGE 427.

LAND DESCRIPTION-PARCEL I

2019-RELINQ-0000018-009

A PARCEL OF LAND BEING ACCESS EASEMENT NO. 2 RECORDED APRIL 23, 2014, AT RECEPTION NO. 2014046017, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PART OF A PARCEL OF LAND DESCRIBED IN RECEPTION NO. 2005004412, RECORDED ON JANUARY 07, 2005 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15 (A FOUND STONE WITH CROSS IN RANGE BOX), WHENCE THE WEST QUARTER CORNER OF SAID SECTION 15 (A 3 1/4"ALUMINUM CAP STAMPED "CHICHESTER LAND CORNER T4S R67W S16 S15 1987 RLS 7735") BEARS S00°38'52"E, A DISTANCE OF 2641.10 FEET (BASIS OF BEARING - ASSUMED);

THENCE S88°36'19"E A DISTANCE OF 1903.36 FEET TO THE NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NO. 2005004412, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF ALAMEDA AVENUE AND THE POINT OF BEGINNING;

THENCE S89°59'35"E, COINCIDENT WITH SAID NORTHERLY LINE, A DISTANCE OF 46.61 FEET;
THENCE S00°02'48"E A DISTANCE OF 571.66 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF A PUBLIC RIGHT-OF-WAY AS DESCRIBED IN RECEPTION NO. 2013157909, RECORDED OCTOBER 30, 2013 IN SAID CLERK AND RECORDER'S OFFICE;
THENCE N89°58'01"W, COINCIDENT WITH SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET;
THENCE N00°02'48"W A DISTANCE OF 332.25 FEET;
THENCE N01°42'25"W A DISTANCE OF 33.10 FEET;
THENCE N07°38'32"W A DISTANCE OF 117.87 FEET;
THENCE N00°05'46"W A DISTANCE OF 89.49 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.452 ACRES OR 19,670 SQUARE FEET MORE OR LESS.
ALL LINEAL DIMENSIONS ARE U.S. SURVEY FEET.