

**PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000140-001:**

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

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 26TH DAY OF MARCH, 2025, AT RECEPTION NUMBER 2025025958 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF EAST FLORIDA AVENUE AND THE WEST RIGHT-OF-WAY LINE OF SOUTH GRAPE STREET; THENCE SOUTH 00°11'16" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 297.06 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°11'16" EAST, A DISTANCE OF 125.09 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED AT RECEPTION No. 2010090160 OF THE CITY AND COUNTY OF DENVER RECORDS;

THENCE SOUTH 89°58'59" WEST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°11'16" WEST, PARALLEL WITH AND 2.00 FEET WEST OF SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 125.09 FEET;

THENCE NORTH 89°54'42" EAST A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

PARCEL 1 CONTAINS 250 SQUARE FEET, MORE OR LESS.

**BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF SOUTH GRAPE STREET BETWEEN EAST FLORIDA AVENUE AND EAST IOWA AVENUE AS BEARING SOUTH 00°11'16" EAST (VRS OBSERVATIONS) AND MONUMENTED AT BOTH THE NORTH AND SOUTH ENDS BY A REBAR WITH YELLOW PLASTIC CAP, STAMPED: PLS 15321.

**PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000140-002:**

**LEGAL DESCRIPTION - STREET PARCEL #2:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 26TH DAY OF MARCH, 2025, AT RECEPTION NUMBER 2025025958 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF EAST FLORIDA AVENUE AND THE WEST RIGHT-OF-WAY LINE OF SOUTH GRAPE STREET; THENCE SOUTH 00°11'16" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 297.06 FEET; THENCE SOUTH 89°54'42" WEST A DISTANCE OF 268.07 FEET TO A POINT 2.00 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF SOUTH GLENCOE STREET AND THE **POINT OF BEGINNING**;

THENCE SOUTH 00°18'37" EAST, PARALLEL WITH AND 2.00 FEET EAST OF SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF A PARCEL OF LAND AS DESCRIBED IN THE DOCUMENT RECORDED AT RECEPTION No. 2014151896 OF THE CITY AND COUNTY OF DENVER RECORDS;

THENCE SOUTH 89°54'42" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 2.00 FEET TO SAID EAST RIGHT-OF-WAY LINE;

THENCE NORTH 00°18'37" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET;

THENCE NORTH 89°54'42" EAST A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

PARCEL 2 CONTAINS 100 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF SOUTH GRAPE STREET BETWEEN EAST FLORIDA AVENUE AND EAST IOWA AVENUE AS BEARING SOUTH 00°11'16" EAST (VRS OBSERVATIONS) AND MONUMENTED AT BOTH THE NORTH AND SOUTH ENDS BY A REBAR WITH YELLOW PLASTIC CAP, STAMPED: PLS 15321.