

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000149-001:

LAND DESCRIPTION – SOUTH CHEROKEE STREET PARCEL NO. 1

A PARCEL OF LAND LYING 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, AND CONVEYED TO THE CITY AND COUNTY OF DENVER BY QUITCLAIM DEED RECORDED APRIL 23, 2014 AT RECEPTION NUMBER 2014046025 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED THEREIN AS:

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 ¼" ALUMINUM CAP STAMPED "CHICHESTER LAND CORNER T4S R67W S16 S15 1987 RLS 7735") BEARS S 00°38'52 E, A DISTANCE OF 2641.10 FEET (BASIS OF BEARINGS – ASSUMED);

THENCE S 50°17'28 E A DISTANCE OF 1587.59 FEET TO THE NORTHEASTERLY CORNER OF BLOCK 56, FIRST ADDITION TO BYERS SUBDIVISION, BOOK 2, PAGE 15A, RECORDED MARCH 31, 1882 IN SAID CLERK AND RECORDER'S OFFICE, ALSO BEING THE SOUTHWESTERLY CORNER OF CHEROKEE STREET AS DESCRIBED IN ORDINANCE NO. 278, COUNCIL BILL 256, RECEPTION NO 1995046346, RECORDED ON APRIL 25, 1995 IN THE SAID CLERK AND RECORDER'S OFFICE, AND THE POINT OF BEGINNING;

THENCE S 89°59'28" E. COINCIDENT WITH SOUTHERLY LINE OF SAID CHEROKEE STREET AND THE NORTHERLY LINE OF BLOCK 41, BYERS SUBDIVISION, BOOK 2, PAGE 56, RECORDED MAY 8, 1874 IN SAID CLERK AND RECORDER'S OFFICE, A DISTANCE OF 72.00 FEET;

THENCE S 00°00'44" W, TANGENT WITH THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 8.62 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 34°31'24", A RADIUS OF 268.00 FEET, A CHORD BEARING OF S 17°14'58" E A DISTANCE OF 159.05 FEET, AND AN ARC DISTANCE OF 161.48 FEET;

THENCE S 34°30'40" E TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 17.36 FEET TO THE EASTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NO. 1994145167;

THENCE COINCIDENT WITH THE EASTERLY AND SOUTHERLY LINES OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NO. 1994145167 THE FOLLOWING THREE (3) COURSES;

1. S 11°00'09" E, A DISTANCE OF 82.80 FEET;
2. S 00°09'34" E, A DISTANCE OF 44.87 FEET;
3. S 89°43'37" W A DISTANCE OF 16.51 FEET, WHENCE THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 15 (A 3 ¼" ALUMINUM CAP STAMPED "MERRICK & COMPANY T4S R68W NW 1/16 S 15 1998 LS 13155") BEARS S 89°43'37" W A DISTANCE OF 26.07 FEET;

THENCE N 34°30'40" W, TANGENT WITH THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 121.04 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 34°31'24", A RADIUS OF 340.00 FEET, A CHORD BEARING OF N 17°14'58" W A DISTANCE OF 201.78 FEET, AND AN ARC DISTANCE OF 204.87 FEET;
THENCE N 00°00'44" E, TANGENT WITH THE LAST DESCRIBED CURVE, A DISTANCE OF 8.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 20,183 SQUARE FEET (0.463 ACRES), MORE OR LESS.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000149-002:

LAND DESCRIPTION – SOUTH CHEROKEE STREET PARCEL NO. 2

A PARCEL OF LAND LYING 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, AND CONVEYED TO THE CITY AND COUNTY OF DENVER BY QUITCLAIM DEED RECORDED APRIL 23, 2014 AT RECEPTION NUMBER 2014046026 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED THEREIN AS:

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 ¼" ALUMINUM CAP STAMPED "CHICHESTER LAND CORNER T4S R67W S16 S15 1987 RLS 7735") BEARS S 00°38'52 E, A DISTANCE OF 2641.10 FEET (BASIS OF BEARINGS – ASSUMED);

THENCE S 47°04'46" E A DISTANCE OF 1865.54 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NO. 1993014211, WHENCE THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 15 (A 3 ¼" ALUMINUM CAP STAMPED "MERRICK & COMPANY T4S R68W NW 1/16 S 15 1998 LS 13155") BEARS S 43°17'12" W A DISTANCE OF 61.92 FEET, SAID SOUTHWESTERLY CORNER BEING THE POINT OF BEGINNING;

THENCE N 11°00'09" W, COINCIDENT WITH THE WESTERLY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 82.80 FEET;

THENCE S 34°31'02" E A DISTANCE OF 98.66 FEET TO THE SOUTHERLY LINE OF SAID PARCEL OF LAND;

THENCE N 89°58'44" W, COINCIDENT WITH SAID SOUTHERLY LINE, A DISTANCE OF 40.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,630 SQUARE FEET, (0.037 ACRES), MORE OR LESS.