

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000060-001:

LAND DESCRIPTION - STREET PARCEL NO. 1

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 21ST DAY OF February, 2023, AT RECEPTION NUMBER 2023014297 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF TRACT 8, MILE-HI INDUSTRIAL DISTRICT, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1954 IN BOOK 22 AT PAGE 21, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE 20 FOOT RANGE LINE LOCATED IN 38TH AVENUE BETWEEN HOLLY STREET AND KEARNEY STREET IS ASSUMED TO BEAR NORTH 89°42'44" EAST, BASED ON THE CITY AND COUNTY OF DENVER LOCAL PROJECTION COORDINATE SYSTEM, AS MONUMENTED ON THE WEST BY AN AXLE 1.1 FEET BELOW THE SURFACE IN A RANGE BOX AND ON THE EAST BY AN AXLE 1 FOOT BELOW THE SURFACE IN A RANGE BOX;

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 8;

THENCE NORTH 00°01'27" WEST, ALONG THE WESTERLY LINE OF SAID TRACT 8, A DISTANCE OF 260.11 FEET TO A LINE 340 FEET SOUTH OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID TRACT 8;

THENCE NORTH 89°42'49" EAST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 2.00 FEET TO A LINE 2.00 FEET EAST OF AND PARALLEL WITH THE WESTERLY LINE OF SAID TRACT 8;

THENCE SOUTH 00°01'27" EAST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 260.11 FEET TO THE SOUTHERLY LINE OF SAID TRACT 8;

THENCE SOUTH 89°42'44" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 520 SQUARE FEET OR 0.0119 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000060-002:

LAND DESCRIPTION - STREET PARCEL NO. 2

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 21ST DAY OF February, 2023, AT RECEPTION NUMBER 2023014297 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF TRACT 8, MILE-HI INDUSTRIAL DISTRICT, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1954 IN BOOK 22 AT PAGE 21, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE 20 FOOT RANGE LINE LOCATED IN 38TH AVENUE BETWEEN HOLLY STREET AND KEARNEY STREET IS ASSUMED TO BEAR NORTH 89°42'44" EAST, BASED ON THE CITY AND COUNTY OF DENVER LOCAL PROJECTION COORDINATE SYSTEM, AS MONUMENTED ON THE WEST BY AN AXLE 1.1 FEET BELOW THE SURFACE IN A RANGE BOX AND ON THE EAST BY AN AXLE 1 FOOT BELOW THE SURFACE IN A RANGE BOX;

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 8; THENCE NORTH 89°42'44" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT 8, A DISTANCE OF 2.00 FEET TO A LINE 2.00 FEET EAST OF AND PARALLEL WITH THE WESTERLY LINE OF SAID TRACT 8 AND THE POINT OF BEGINNING;

THENCE NORTH 00°01'27" WEST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 2.00 FEET TO A LINE 2.00 FEET NORTH OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID TRACT 8;

THENCE NORTH 89°42'44" EAST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 862.52 FEET TO A LINE 390 FEET WEST OF AND PARALLEL WITH THE EASTERLY LINE OF SAID TRACT 8;

THENCE SOUTH 00°03'21" WEST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 2.00 FEET TO SAID SOUTHERLY LINE OF TRACT 8;

THENCE SOUTH 89°42'44" WEST, ALONG SAID SOUTHERLY LINE A DISTANCE OF 862.51 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,725 SQUARE FEET OR 0.0396 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000060-003:

LAND DESCRIPTION - STREET PARCEL NO. 3

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 21ST DAY OF February, 2023, AT RECEPTION NUMBER 2023014297 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF TRACT 8, MILE-HI INDUSTRIAL DISTRICT, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1954 IN BOOK 22 AT PAGE 21, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE 20 FOOT RANGE LINE LOCATED IN 38TH AVENUE BETWEEN HOLLY STREET AND KEARNEY STREET IS ASSUMED TO BEAR NORTH 89°42'44" EAST, BASED ON THE CITY AND COUNTY OF DENVER LOCAL PROJECTION COORDINATE SYSTEM, AS MONUMENTED ON THE WEST BY AN AXLE 1.1 FEET BELOW THE SURFACE IN A RANGE BOX AND ON THE EAST BY AN AXLE 1 FOOT BELOW THE SURFACE IN A RANGE BOX;

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 8; THENCE NORTH 89°42'44" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT 8, A DISTANCE OF 2.00 FEET TO A LINE 2.00 FEET EAST OF AND PARALLEL WITH THE WESTERLY LINE OF SAID TRACT 8; THENCE NORTH 00°01'27" WEST ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 2.00 FEET TO A LINE 2.00 FEET NORTH OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID TRACT 8; THENCE NORTH 89°42'44" EAST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 586.80 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°01'27" WEST, A DISTANCE OF 338.09 FEET TO A LINE 260 FEET SOUTH OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID TRACT 8;

THENCE NORTH 89°42'49" EAST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 64.00 FEET;

THENCE SOUTH 00°01'27" EAST, A DISTANCE OF 338.09 FEET TO A LINE 2.00 FEET NORTH OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID TRACT 8;

THENCE SOUTH 89°42'44" WEST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 64.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 21,638 SQUARE FEET OR 0.4967 ACRES, MORE OR LESS.