

**PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-000028-001:**

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

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 12TH DAY OF JANUARY, 2022, AT RECEPTION NUMBER 2022005502 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. AND BEING A PORTION OF LOTS 1 THROUGH 12, INCLUSIVE FOLLMER'S SUBDIVISION OF PLOT 6 BERKELEY GARDENS, EXCEPT THOSE PARTS DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 17, 1959 IN BOOD 8412 AT PAGE 26, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 20 FOOT RANGE POINT, A CHISELED CROSS ON A STONE IN RANGE BOX, IN THE INTERSECTION OF W. 46TH AVENUE AND N. TENNYSON STREET WHENCE A RANGE POINT AT THE INTERSECTION OF W. 46TH AVENUE AND RALEIGH STREET BEING A FOUND STONE IN A RANGE BOX IS ASSUMED TO BEAR NORTH 89°59'19" EAST A DISTANCE OF 635.03 FEET;

THENCE NORTH 21°39'49" EAST, A DISTANCE OF 31.43 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THAT WARRANTY DEED RECORDED SEPTEMBER 17, 1959 IN BOOD 8412 AT PAGE 26, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID WARRANTY DEED, NORTH 45°40'52" WEST, A DISTANCE OF 4.22 FEET TO THE WEST LINE OF FOLLMER'S SUBDIVISION OF PLOT 6 BERKELEY GARDENS;

THENCE ALONG THE WEST LINE OF SAID FOLLVER'S SUBDIVISION OF PLOT 6 BERKELEY GARDENS NORTH 00°20'47" WEST, A DISTANCE OF 285.43 FEET TO THE NORTHWEST CORNER OF SAID FOLLVER'S SUBDIVISION OF PLOT 6 BERKELEY GARDENS;

THENCE ALONG THE NORTH LINE OF SAID FOLLVER'S SUBDIVISION OF PLOT 6 BERKELEY GARDENS, NORTH 89°02'35" EAST, A DISTANCE OF 7.00 FEET;

THENCE PARALLEL WITH AND 7.00 FEET EASTERLY OF THE WEST LINE OF SAID FOLLVER'S SUBDIVISION OF PLOT 6 BERKELEY GARDENS, SOUTH 00°20'47" EAST, A DISTANCE OF 279.11 FEET;

THENCE SOUTH 64°06'25" EAST, A DISTANCE OF 20.58 FEET: THENCE SOUTH 88°59'19" WEST, A DISTANCE OF 22.46 FEET AND THE POINT OF BEGINNING

CONTAINING ±2,100 SQUARE FEET OR ±0.048 ACRES OF LAND, MORE OR LESS.

**PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-000028-002:**

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

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 12TH DAY OF JANUARY, 2022, AT RECEPTION NUMBER 2022005502 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. AND BEING A PORTION OF LOT 12, FOLLMER'S SUBDIVISION OF PLOT

6 BERKELEY GARDENS, BERKELEY GARDENS, PLOT 7, WEST HALF OF PLOT 8, AND THE WEST 5.50 FEET OF THE EAST HALF OF PLOT 8 EXCEPT THOSE PARTS DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 17, 1959 IN BOOK 8412 AT PAGE 26, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 20 FOOT RANGE POINT, A CHISELED CROSS ON A STONE IN RANGE BOX, IN THE INTERSECTION OF W. 46TH AVENUE AND N. TENNYSON STREET WHENCE A RANGE POINT AT THE INTERSECTION OF W. 46TH AVENUE AND RALEIGH STREET BEING A FOUND STONE IN A RANGE BOX IS ASSUMED TO BEAR NORTH 89°59'19" EAST, A DISTANCE OF 635.03 FEET;

THENCE NORTH 21°39'49" EAST, A DISTANCE OF 31.43 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THAT WARRANTY DEED RECORDED SEPTEMBER 17, 1959 IN BOOK 8412 AT PAGE 26, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND THE POINT OF BEGINNING;

THENCE NORTH 88°59'19" EAST PARALLEL WITH AND 29.00 FEET NORTHERLY OF A 20.00 FOOT RANGE LINE IN WEST 46TH AVENUE BETWEEN TENNYSON STREET AND RALEIGH STREET, A DISTANCE OF 308.15 FEET TO A POINT 5.50 FEET EAST OF THE WEST LINE OF SAID EAST HALF OF PLOT 8;

THENCE SOUTH 00°39'50" EAST, PARALLEL WITH AND 5.50 FEET EASTERLY OF THE WEST LINE OF SAID EAST HALF OF PLOT 8, A DISTANCE OF 7.00 FEET TO A POINT 22.00 FEET NORTHERLY OF SAID 20.00 FOOT RANGE LINE;

THENCE SOUTH 88°59'19" WEST, PARALLEL WITH AND 22.00 FEET NORTHERLY OF SAID 20.00 FOOT RANGE LINE, A DISTANCE OF 301.19 FEET TO THE NORTHEASTERLY LINE OF SAID WARRANTY DEED RECORDED SEPTEMBER 17, 1959 IN BOOK 8412 AT PAGE 26;

THENCE ALONG SAID NORTHEASTERLY LINE NORTH 45°40'52" WEST, A DISTANCE OF 9.84 FEET TO THE POINT OF BEGINNING.

CONTAINING ±2,133 SQUARE FEET OR ±0.049 ACRES OF LAND, MORE OR LESS.