

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-000059-001:

LAND DESCRIPTION – STREET PARCEL NO. 1

A PORTION OF PARCEL 2 AS DESCRIBED IN SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 19TH DAY OF OCTOBER, 2017, AT RECEPTION NUMBER 2017137789 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING THE SOUTH 1 FOOT OF LOTS 19 THROUGH 26, INCLUSIVE, BLOCK 3, EAST COLFAX SUBDIVISION, AS RECORDED DECEMBER 24, 1889 IN BOOK 8, PAGE 48 WITH THE CLERK AND RECORDER OF ARAPAHOE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 19, WHENCE SOUTH ONE-QUARTER CORNER OF SECTION 33 BEARS S85°50'23"W, 694.25 FEET;

THENCE ALONG THE WEST LINE OF SAID LOT 19, N00°01'52"E, 1.00 FEET;

THENCE N89°58'11"E ALONG A LINE 1.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOTS 19 THROUGH 26, INCLUSIVE, 190.74 FEET TO A POINT ON THE EAST LINE OF SAID LOT 26;

THENCE S00°06'28"W, 1.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 26;

THENCE ALONG THE SOUTH LINE OF SAID LOTS 19 THROUGH 26, INCLUSIVE S89°58'11"W, 190.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 191 SQUARE FEET OR 0.004 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, T3S, R67W OF THE 6TH P.M., BEING N89°58'11"W AS MEASURED USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AND AS MONUMENTED ON THE WEST BY THE SOUTH 1/4 CORNER OF SECTION 33, A FOUND 3.5" ALUMINUM CAP PLS 11434 IN RANGE BOX PER MONUMENT RECORDED DATED 10-18-1995, AND AS MONUMENTED ON THE EAST BY THE SOUTHEAST CORNER OF SECTION 33, A 2.5" ALUMINUM CAP PLS 33202 IN RANGE BOX PER MONUMENT RECORDED DATED 7-21-2003.

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-000059-002:

LAND DESCRIPTION – ALLEY PARCEL NO. 2

A PORTION OF PARCEL 2 AS DESCRIBED IN SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 19TH DAY OF OCTOBER, 2017, AT RECEPTION NUMBER 2017137789 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING THE NORTH 2.00 FEET OF LOTS 24 THROUGH 26, INCLUSIVE, AND A PORTION OF THE NORTH 2.00 FEET OF LOT 23, ALL IN BLOCK 3, EAST COLFAX SUBDIVISION, AS RECORDED DECEMBER 24, 1889 IN BOOK 8, PAGE

48 WITH THE CLERK AND RECORDER OF ARAPAHOE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 26, WHENCE SOUTH ONE-QUARTER CORNER OF SECTION 33 BEARS S78°45'57"W, 900.65 FEET;
THENCE ALONG THE EAST LINE OF SAID LOT 26, S00°06'28"W, 2.00 FEET;

THENCE S89°58'54"W, ALONG A LINE 2.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOTS 23 THROUGH 26, INCLUSIVE, 81.91 FEET;

THENCE N00°01'43"E, 2.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 23;

THENCE ALONG THE NORTH LINE OF SAID LOTS 23 THROUGH 26, INCLUSIVE, N89°58'54"E, 81.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 164 SQUARE FEET OR 0.004 ACRES, MORE OR LESS

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, T3S, R67W OF THE 6TH P.M., BEING N89°58'11"W AS MEASURED USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AND AS MONUMENTED ON THE WEST BY THE SOUTH 1/4 CORNER OF SECTION 33, A FOUND 3.5" ALUMINUM CAP PLS 11434 IN RANGE BOX PER MONUMENT RECORDED DATED 10-18-1995, AND AS MONUMENTED ON THE EAST BY THE SOUTHEAST CORNER OF SECTION 33, A 2.5" ALUMINUM CAP PLS 33202 IN RANGE BOX PER MONUMENT RECORDED DATED 7-21-2003.

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-000059-003:

LAND DESCRIPTION – ALLEY PARCEL NO. 3

A PORTION OF PARCEL 1 AS DESCRIBED IN SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 19TH DAY OF OCTOBER, 2017, AT RECEPTION NUMBER 2017137789 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOTS 15 THROUGH 18 INCLUSIVE, BLOCK 3, EAST COLFAX SUBDIVISION, AS RECORDED DECEMBER 24, 1889 IN BOOK 8, PAGE 48 WITH THE CLERK AND RECORDER OF ARAPAHOE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15, WHENCE SOUTH ONE-QUARTER CORNER OF SECTION 33 BEARS S70°56'28"W, 864.95 FEET;

THENCE ALONG THE EAST LINE OF SAID LOTS 15 THROUGH 18, INCLUSIVE, S00°01'43"W, 91.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18;

THENCE ALONG THE SOUTH LINE OF SAID LOT 18, S89°58'54"W, 16.00 FEET;

THENCE N00°01'43"E ALONG A LINE 16.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOTS 16 THROUGH 18, INCLUSIVE, 42.00 FEET;

THENCE N28°19'08"E, 29.54 FEET TO A POINT 2.00 FEET WEST OF THE EAST LINE OF SAID LOT 15;

THENCE N00°01'43"E ALONG A LINE 2.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 15, 23.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 15;

THENCE N89°58'54"E, 2.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 952 SQUARE FEET OR 0.022 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, T3S, R67W OF THE 6TH P.M., BEING N89°58'11"W AS MEASURED USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AND AS MONUMENTED ON THE WEST BY THE SOUTH 1/4 CORNER OF SECTION 33, A FOUND 3.5" ALUMINUM CAP PLS 11434 IN RANGE BOX PER MONUMENT RECORDED DATED 10-18-1995, AND AS MONUMENTED ON THE EAST BY THE SOUTHEAST CORNER OF SECTION 33, A 2.5" ALUMINUM CAP PLS 33202 IN RANGE BOX PER MONUMENT RECORDED DATED 7-21-2003.