

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000058-001:

LEGAL DESCRIPTION – STREET PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 13TH DAY OF NOVEMBER, 2024, AT RECEPTION NUMBER 2024105185 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 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING A PORTION OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2020161811, RECORDED IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID PARCEL, MONUMENTED ON THE WEST END BY A 1-1/4" YELLOW PLASTIC CAP STAMPED WITH AN ILLEGIBLE PLS NUMBER, AND ON THE EAST END BY A 1-1/4" BLUE PLASTIC CAP STAMPED WITH PLS NUMBER 38410, BEARING SOUTH 89°48'43" EAST, A DISTANCE OF 230.46 FEET;

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL;

THENCE, COINCIDENT WITH THE NORTHERLY LINE OF SAID PARCEL, NORTH 89°48'43" EAST, A DISTANCE OF 48.53 FEET TO A NON TANGENT CURVE HAVING A RADIUS OF 5,693.15 FEET, WHOSE CENTER BEARS NORTH 77°55'37" EAST;

THENCE SOUTHEASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 1°57'32", AN ARC DISTANCE OF 194.65 FEET AND HAVING A CHORD THAT BEARS SOUTH 13°03'09" EAST, A DISTANCE OF 194.64 FEET TO A TANGENT CURVE HAVING A RADIUS OF 23.00 FEET, WHOSE CENTER BEARS NORTH 75°58'05" EAST;

THENCE SOUTHEASTERLY AND COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 75°42'16", AN ARC DISTANCE OF 30.39 FEET AND HAVING A CHORD THAT BEARS SOUTH 51°53'03" EAST, A DISTANCE OF 28.23 FEET;

THENCE COINCIDENT WITH A LINE NON-TANGENT TO SAID CURVE, NORTH 89°43'50" WEST, A DISTANCE OF 66.89 FEET TO THE EASTERLY BOUNDARY OF SAID PARCEL, A NON-TANGENT CURVE HAVING A RADIUS OF 5,740.65 FEET;

THENCE NORTHERLY AND COINCIDENT WITH SAID EASTERLY BOUNDARY, A NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 02°06'59", AN ARC DISTANCE OF 212.03 FEET AND HAVING A CHORD THAT BEARS NORTH 13°01'53" WEST, A DISTANCE OF 212.02 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 10,145 SQUARE FEET OR (0.2329 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000058-002:

LEGAL DESCRIPTION - STREET PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 13TH DAY OF NOVEMBER, 2024, AT RECEPTION NUMBER 2024105185 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 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING A PORTION OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2020161811, RECORDED IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID PARCEL, MONUMENTED ON THE WEST END BY A 1-1/4" YELLOW PLASTIC CAP STAMPED WITH AN ILLEGIBLE PLS NUMBER, AND ON THE EAST END BY A 1-1/4" BLUE PLASTIC CAP STAMPED WITH PLS NUMBER 38410, BEARING SOUTH 89°48'43" EAST, A DISTANCE OF 230.46 FEET;

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL;

THENCE SOUTH 13°01'53" EAST, A DISTANCE OF 212.02 FEET TO WESTERLY BOUNDARY OF SAID PARCEL AND THE **POINT OF BEGINNING**;

THENCE SOUTH 89°43'50" EAST, A DISTANCE OF 154.60 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 298.21 FEET;

THENCE EASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 05°28'41", AN ARC DISTANCE OF 28.51 FEET AND HAVING A CHORD THAT BEARS NORTH 87°29'10" EAST, A DISTANCE OF 28.50 FEET TO THE EASTERLY LINE OF SAID PARCEL;

THENCE COINCIDENT WITH SAID EASTERLY LINE, NON-TANGENT TO SAID CURVE, SOUTH 00°09'00" EAST, A DISTANCE OF 53.39 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE, COINCIDENT WITH THE SOUTHERLY LINE OF SAID PARCEL. NORTH 89°43'50" WEST, A DISTANCE OF 169.70 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE NORTH 14°49'00" WEST, A DISTANCE OF 30.74 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 5,740.65 FEET;

THENCE NORTHERLY AND COINCIDENT WITH THE WESTERLY BOUNDARY OF SAID PARCEL, A NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 00°13'48", AN ARC DISTANCE OF 23.05 FEET AND HAVING A CHORD THAT BEARS NORTH 14°12'16" WEST, A DISTANCE OF 23.05 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 9,189 SQUARE FEET OR (0.2110 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.