

PARCEL DESCRIPTION ROW NO 2020-DEDICATION-0000176-001:

LAND DESCRIPTION – STREET PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 10TH DAY OF MAY, 2021, AT RECEPTION NUMBER 2021089529 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 37-46 BEING 2 (TWO) FEET IN WIDTH, BLOCK 10, PARK HILL ANNEX SUBDIVISION, BEING PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2.5" ALUMINUM CAP, ILLEGIBLE, AT THE INTERSECTION OF EAST 29TH AVENUE AND NORTH FAIRFAX STREET; THENCE S24°11'03"W A DISTANCE OF 98.86 FEET TO THE NORTHEAST CORNER OF LOT 46, BEING THE **POINT OF BEGINNING**;

THENCE S00°00'00"E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NORTH FAIRFAX STREET A DISTANCE OF 250.05 FEET TO THE SOUTHEAST CORNER OF LOT 37, BLOCK 10, PARK HILL ANNEX SUBDIVISION;

THENCE S89°45'16"W ALONG THE SOUTH LINE OF SAID LOT 37 A DISTANCE OF 2.00 FEET;

THENCE N00°00'00"E A DISTANCE OF 250.05 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 46, BLOCK 10, PARK HILL ANNEX SUBDIVISION;

THENCE N89°45'16" E ALONG THE SAID NORTH LINE OF SAID LOT 46, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 500.10 ± SQUARE FEET (0.011 ± ACRES); MORE OR LESS.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON 19.5' RANGE LINE IN NORTH FAIRFAX STREET BETWEEN A FOUND 2.5" ALUMINUM CAP (ILLEGIBLE) IN THE INTERSECTION OF NORTH FAIRFAX ST. AND EAST 29TH AVENUE AND A FOUND 2.5" ALUMINUM CAP (ILLEGIBLE) IN THE INTERSECTION OF NORTH FAIRFAX ST. AND EAST 28TH AVENUE. ASSUMED TO BEAR SOUTH 00° 00' 00" EAST.

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000176-002:

LAND DESCRIPTION - ALLEY PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 10TH DAY OF MAY, 2021, AT RECEPTION NUMBER 2021089529 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 37-46 BEING 2 (TWO) FEET IN WIDTH, BLOCK 10, PARK HILL ANNEX SUBDIVISION, SOUTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2.5" ALUMINUM CAP, ILLEGIBLE, AT THE INTERSECTION OF EAST 29TH AVENUE AND NORTH FAIRFAX STREET; THENCE S60°59'24"W A DISTANCE OF 187.05 FEET TO A POINT ON THE NORTH LINE OF LOT 46, BEING 2 (TWO) FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 46, OF BLOCK 10, PARK HILL ANNEX SUBDIVISION, BEING THE **POINT OF BEGINNING**;

THENCE S00°00'00"E A DISTANCE OF 250.05 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 37, BLOCK 10, PARK HILL ANNEX SUBDIVISION;

THENCE S89°45'16"W ALONG SAID SOUTH LINE OF LOT 37 A DISTANCE OF 2.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 37;

THENCE N00°00'00"E A DISTANCE OF 250.05 FEET TO THE NORTHWEST CORNER OF SAID LOT 46, BLOCK 10, PARK HILL ANNEX SUBDIVISION;

THENCE N89°45'16" E ALONG THE NORTH LINE OF SAID LOT 46, 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 500.10 ± SQUARE FEET (0.011 ± ACRES); MORE OR LESS.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON 19.5' RANGE LINE IN NORTH FAIRFAX STREET BETWEEN A FOUND 2.5" ALUMINUM CAP (ILLEGIBLE) IN THE INTERSECTION OF NORTH FAIRFAX ST. AND EAST 29TH AVENUE AND A FOUND 2.5" ALUMINUM CAP (ILLEGIBLE) IN THE INTERSECTION OF NORTH FAIRFAX ST. AND EAST 28TH AVENUE. ASSUMED TO BEAR SOUTH 00° 00' 00" EAST.