

PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000004-001:**LAND DESCRIPTION – STREET PARCEL#1:**

EXHIBIT A OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF DECEMBER, 2020, AT RECEPTION NUMBER 2020199713 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

AN UPLATTED PARCEL OF LAND LOCATED IN A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 34, BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 34 BY AN ILLEGIBLE 3-1/4 INCH BRASS CAP IN A MONUMENT BOX AND AT THE NORTH QUARTER CORNER OF SAID SECTION 34 BY A 3 INCH BRASS CAP STAMPED "DWD 1988 PLS 16398" IN MONUMENT BOX IS ASSUMED TO BEAR S 89°49'01" W A DISTANCE OF 2645.04 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

COMMENCING AT SAID NORTHEAST CORNER OF SECTION 34:

THENCE S 89°49'01" W ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER A DISTANCE OF 116.20 FEET;

THENCE S 00°46'45" W A DISTANCE OF 35.01 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF EAST YALE AVENUE AND THE WEST RIGHT-OF-WAY OF SOUTH HAVANA STREET AND THE **POINT OF BEGINNING**;

THENCE S 00°46'45" W ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 447.06 FEET;

THENCE DEPARTING SAID WEST RIGHT-OF-WAY S 89°49'01" W A DISTANCE OF 1.00 FEET;

THENCE N 00°46'45" W ALONG A LINE PARALLEL TO AND 1.00 FOOT WEST OF SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 447.06 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF EAST YALE AVENUE SAID LINE BEING 35.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34;

THENCE N 89°49'01" E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1.00 FEET TO THE **POINT OF BEGINNING**.

SAID DESCRIBED PARCEL OF LAND CONTAINS 447 SQ. FT. MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000004-002:**LAND DESCRIPTION – STREET PARCEL#2:**

EXHIBIT B OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF DECEMBER, 2020, AT RECEPTION NUMBER 2020199713 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

AN UPLATTED PARCEL OF LAND LOCATED IN A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 34, BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 34 BY AN ILLEGIBLE 3-1/4 INCH BRASS CAP IN A MONUMENT BOX AND AT THE NORTH QUARTER CORNER OF SAID SECTION 34 BY A 3 INCH BRASS CAP STAMPED "DWD 1988 PLS 16398" IN MONUMENT BOX IS ASSUMED TO BEAR S 89°49'01" W A DISTANCE OF 2645.04 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

COMMENCING AT SAID NORTHEAST CORNER OF SECTION 34:

THENCE S 89°49'01" W ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER A DISTANCE OF 117.20 FEET;

THENCE S 00°46'45" W A DISTANCE OF 35.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST YALE AVENUE BEING 1.00 FOOT WEST OF THE WEST RIGHT-OF-WAY LINE OF SOUTH HAVANA AVENUE AND THE **POINT OF BEGINNING**;

THENCE S 00°46'45" W PARALLEL TO SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1.00 FOOT TO A LINE BEING 36.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST QUARTER;

THENCE S 89°49'01" W ALONG SAID PARALLEL LINE A DISTANCE OF 501.67 FEET;

THENCE N 00°13'28" W TO SAID SOUTH RIGHT-OF-WAY LINE OF EAST YALE AVENUE A DISTANCE OF 1.00 FEET SAID LINE BEING 35.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34;

THENCE N 89°49'01" E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 501.69 FEET TO THE **POINT OF BEGINNING**.

SAID DESCRIBED PARCEL OF LAND CONTAINS 502 SQ. FT. MORE OR LESS.