

PW Legal Description No. 2014-Dedication-0095104-001

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5<sup>TH</sup> DAY OF APRIL, 2016, AT RECEPTION NUMBER 2016043026 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, BEING MORE PARTICULARLY AS FOLLOWS:

LEGAL DESCRIPTION FOR PARCEL 1:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF MORRISON ROAD FROM WHICH THE WEST ¼ CORNER OF SAID SECTION 18 BEARS N84°42'38"W, A DISTANCE OF 2681.28 FEET; THENCE S00°29'57"E, A DISTANCE OF 6.74 FEET; THENCE S47°20'48"W ALONG A LINE PARALLEL WITH AND 5 FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MORRISON ROAD, 584.54 FEET; THENCE S31°27'13"E, 5.85 FEET TO A POINT THAT IS 3.00 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF WEST OHIO AVENUE; THENCE N89°55'31"W ALONG A LINE PARALLEL WITH AND 3 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF WEST OHIO AVENUE, 8.24 FEET; THENCE N21°17'21"W, 5.52 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MORRISON ROAD; THENCE N47°20'48"E ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MORRISON ROAD, 594.24 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 2,986 SQUARE FEET OR 0.0685 ACRES MORE OR LESS.

BASIS OF BEARINGS: AN ASSUMED BEARING OF S89°48'16"E BEING THE EAST-WEST CENTERLINE OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. BETWEEN TWO FOUND MONUMENTS 5289.81 FEET APART. ONE MONUMENT BEING A 3.25" DIA. ALUMINUM CAP IN RANGE BOX STAMPED LS 5447 AT THE WEST ¼ CORNER OF SAID SECTION AND THE OTHER BEING A 3.25" DIA. ALUMINUM CAP IN RANGE BOX STAMPED LS 25384 AT THE EAST ¼ CORNER OF SAID SECTION.

LEGAL DESCRIPTION FOR PARCEL 2:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF MORRISON ROAD FROM WHICH THE WEST  $\frac{1}{4}$  CORNER OF SAID SECTION 18 BEARS N81°24'38"W, A DISTANCE OF 2475.99 FEET; THENCE N00°34'01"W, A DISTANCE OF 5.39 FEET; THENCE N47°21'26"E ALONG A LINE PARALLEL WITH AND 4 FEET NORTHWESTERLY FROM THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MORRISON ROAD, 296.39 FEET; THENCE S00°34'01"E, 5.39 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MORRISON ROAD; THENCE S47°21'26"W ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MORRISON ROAD, 296.39 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,186 SQUARE FEET OR 0.0272 ACRES MORE OR LESS.

BASIS OF BEARINGS: AN ASSUMED BEARING OF S89°48'16"E BEING THE EAST-WEST CENTERLINE OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. BETWEEN TWO FOUND MONUMENTS 5289.81 FEET APART. ONE MONUMENT BEING A 3.25" DIA. ALUMINUM CAP IN RANGE BOX STAMPED LS 5447 AT THE WEST  $\frac{1}{4}$  CORNER OF SAID SECTION AND THE OTHER BEING A 3.25" DIA. ALUMINUM CAP IN RANGE BOX STAMPED LS 25384 AT THE EAST  $\frac{1}{4}$  CORNER OF SAID SECTION.

LEGAL DESCRIPTION FOR PARCEL 3:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST  $\frac{1}{4}$  AND SOUTHEAST  $\frac{1}{4}$  OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST OHIO AVENUE FROM WHICH THE WEST  $\frac{1}{4}$  CORNER OF SAID SECTION 18 BEARS N73°36'11"W, A DISTANCE OF 2330.79 FEET; THENCE N21°17'21"W, A DISTANCE OF 3.22 FEET; THENCE S89°55'31"E ALONG A LINE PARALLEL WITH AND 3 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF WEST OHIO AVENUE, 538.60 FEET; THENCE S00°29'57"E, 3.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST OHIO AVENUE; THENCE N89°55'31"W ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST OHIO AVENUE, 537.45 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,614 SQUARE FEET OR 0.0371 ACRES MORE OR LESS.

BASIS OF BEARINGS: AN ASSUMED BEARING OF S89°48'16"E BEING THE EAST-WEST CENTERLINE OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. BETWEEN TWO FOUND MONUMENTS 5289.81 FEET APART. ONE MONUMENT BEING A 3.25" DIA. ALUMINUM CAP IN RANGE BOX STAMPED LS 5447 AT THE WEST  $\frac{1}{4}$  CORNER OF SAID SECTION AND THE OTHER BEING A 3.25" DIA. ALUMINUM CAP IN RANGE BOX STAMPED LS 25384 AT THE EAST  $\frac{1}{4}$  CORNER OF SAID SECTION.

LEGAL DESCRIPTION FOR PARCEL 4:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF WEST EXPOSITION AVENUE FROM WHICH THE WEST CORNER OF SAID SECTION 18 BEARS S88°18'40"W, A DISTANCE OF 2444.93 FEET; THENCE S89°41'15"E ALONG SAID SOUTH LINE OF WEST EXPOSITION AVENUE, 220.00 FEET; THENCE S00°34'01"E, A DISTANCE OF 4.00 FEET; THENCE N89°41'15"W ALONG A LINE PARALLEL WITH AND 4 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF WEST EXPOSITION AVENUE, 220.00 FEET; THENCE N00°34'01"W, 4.00 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 880 SQUARE FEET OR 0.0202 ACRES MORE OR LESS.

BASIS OF BEARINGS: AN ASSUMED BEARING OF S89°48'16"E BEING THE EAST-WEST CENTERLINE OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. BETWEEN TWO FOUND MONUMENTS 5289.81 FEET APART. ONE MONUMENT BEING A 3.25" DIA. ALUMINUM CAP IN RANGE BOX STAMPED LS 5447 AT THE WEST CORNER OF SAID SECTION AND THE OTHER BEING A 3.25" DIA. ALUMINUM CAP IN RANGE BOX STAMPED LS 25384 AT THE EAST OF SAID SECTION.