

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000191-001:**LAND DESCRIPTION – STREET PARCEL NO. 1**

A PORTION OF A PARCEL OF LAND RECORDED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE AS RECEPTION NUMBER 2013045270, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 8, ASSUMED TO BEAR N00°18'04"W, A DISTANCE OF 2653.49 FEET AND BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP PLS #28666 IN RANGE BOX AT THE SOUTHEAST CORNER OF SAID SECTION 8 AND THE POSITION OF THE EAST QUARTER CORNER OF SAID SECTION 8 AS ESTABLISHED FROM THE 190 FOOT WITNESS CORNER TO THE NORTH, BEING A FOUND 3-1/4" ALUMINUM CAP PLS# 22103 AND A 170 FOOT WITNESS CORNER TO THE WEST, BEING A 3-1/4" ALUMINUM CAP PLS# 24673.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 8;

THENCE S00°18'04"E ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 8, A DISTANCE OF 1643.49 FEET TO THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL DESCRIBED IN RECEPTION NUMBER 2013045270, EXTENDED EAST;

THENCE S89°34'32"W ALONG SAID NORTH LINE EXTENDED EAST, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL AND ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE EAST AND SOUTHEASTERLY LINES OF SAID PARCEL THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S00°18'04"E, A DISTANCE OF 4.24 FEET TO A NON-TANGENT CURVE TO THE LEFT, FROM WHENCE THE CENTER OF SAID CURVE BEARS S19°06'15"E;
2. 54.30 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 48.00 FEET, AND A CENTRAL ANGLE OF 64°49'02" TO A POINT ON THE EASTERLY LINE OF A PARCEL OF LAND RECORDED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE AS RECEPTION NO. 2021088650;

THENCE N28°11'32"W ALONG SAID EASTERLY LINE, A DISTANCE OF 50.04 FEET TO THE NORTH LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2013045270;

THENCE N89°34'32"E ALONG SAID NORTH LINE, A DISTANCE OF 55.64 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1039 SQUARE FEET, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000191-002:**LAND DESCRIPTION – STREET PARCEL NO. 2**

A PORTION OF A PARCEL OF LAND RECORDED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE AS, RECEPTION NUMBER 2013045270, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 8, ASSUMED TO BEAR N00°18'04"W, A DISTANCE OF 2653.49 FEET AND BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP PLS #28666 IN RANGE BOX AT THE SOUTHEAST CORNER OF SAID SECTION 8 AND THE POSITION OF THE EAST QUARTER CORNER OF SAID SECTION 8 AS ESTABLISHED FROM THE 190 FOOT WITNESS CORNER TO THE NORTH, BEING A FOUND 3-1/4" ALUMINUM CAP PLS# 22103 AND A 170 FOOT WITNESS CORNER TO THE WEST, BEING A 3-1/4" ALUMINUM CAP PLS# 24673.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 8;

THENCE S00°18'04"E, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 8, A DISTANCE OF 1643.49 FEET TO THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL DESCRIBED IN RECEPTION NUMBER 2013045270, EXTENDED EAST;

THENCE S89°34'32"W ALONG SAID NORTH LINE EXTENDED EAST, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL;

THENCE ALONG THE EAST AND SOUTHEASTERLY LINES OF SAID PARCEL THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S00°18'04"E, A DISTANCE OF 4.24 FEET TO A NON-TANGENT CURVE TO THE LEFT, FROM WHENCE THE CENTER OF SAID CURVE BEARS S19°06'15"E;
2. 92.69 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 48.00 FEET, AND A CENTRAL ANGLE OF 110°38'43" TO A POINT ON THE EASTERLY LINE OF A PARCEL OF LAND RECORDED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE AS RECEPTION NO. 2021088650, AND ALSO BEING THE POINT OF BEGINNING;

THENCE 26.60 FEET CONTINUING ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 48.00 FEET, AND A CENTRAL ANGLE OF 31°44'55" TO A LINE 40.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 8;

THENCE S00°18'04"E ALONG SAID PARALLEL LINE, A DISTANCE OF 121.17 FEET;

THENCE ALONG THE SOUTH AND WEST LINES OF SAID PARCEL DESCRIBED IN RECEPTION NUMBER 2013045270, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. S89°22'10"W, A DISTANCE OF 1.28 FEET;
2. N00°02'42"W, A DISTANCE OF 50.67 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, FROM WHENCE THE CENTER OF SAID CURVE BEARS SOUTH 88°35'24" WEST;
3. 75.65 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 188.00 FEET, AND A CENTRAL ANGLE OF 23°03'19", TO A NON-TANGENT CURVE, FROM WHENCE THE CENTER OF SAID CURVE BEARS SOUTH 63°49'29" WEST;
4. 7.36 FEET ALONG THE ARC SAID CURVE TO THE LEFT, HAVING A RADIUS OF 890.08 FEET, AND A CENTRAL ANGLE OF 00°28'25", TO THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NO. 2021088650;

THENCE N09°12'30"W ALONG SAID EAST LINE, A DISTANCE OF 5.59 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 598 SQUARE FEET, MORE OR LESS.