

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000295-001:

LEGAL DESCRIPTION - STREET PARCEL #1:

A PORTION OF A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF AUGUST, 2000, AT RECEPTION NUMBER 2000118830 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF EAST 1ST AVENUE AND POPLAR STREET, MARKED BY A 2.5" BRASS CAP STAMPED "PLS 20683" IN A RANGE BOX, SAID POINT BEING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, THENCE ALONG THE CENTERLINE OF SAID POPLAR STREET, NORTH 00°34'43" WEST FOR 29.92 FEET; THENCE LEAVING SAID CENTERLINE, NORTH 89°25'17" EAST FOR 24.00 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED WITHIN RECEPTION NO. 2000118830, PUBLIC RECORDS OF THE CITY AND COUNTY OF DENVER, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF POPLAR STREET AND BEING THE POINT OF BEGINNING; THENCE, ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00°34'43" WEST FOR 5.00 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, NORTH 89°36'46" EAST FOR 249.76 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF QUEBEC STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 37°14'53" WEST FOR 6.31 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST 1ST AVENUE; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, RUN ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 89°36'46" WEST FOR 245.89 FEET TO THE POINT OF BEGINNING.

SAID PORTION OF LAND CONTAINS: 1,239 SQUARE FEET, WHICH EQUATES TO 0.028 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS ARE GRID AND BASED WITHIN THE COLORADO STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE. THE BEARING OF THE LINE BEING MARKED ON THE SOUTH END BY A 2.5" BRASS CAP STAMPED "PLS 20683" IN A RANGE BOX, AND ON THE NORTH END BY A CITY AND COUNTY OF DENVER RANGE POINT, RECORDED AS "RP04189", LOCATED ON THE CENTERLINE OF SAID POPLAR STREET, BEING MARKED BY AN ORANGE PLASTIC CAP IN RANGE BOX STAMPED "PLS 20683" IS, NORTH 00°34'43" WEST FOR 178.14 FEET.

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000295-002:

LEGAL DESCRIPTION - STREET PARCEL #2:

A PORTION OF A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF AUGUST, 2000, AT RECEPTION NUMBER 2000118830 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF EAST 1ST AVENUE AND POPLAR STREET, MARKED BY A 2.5" BRASS CAP STAMPED "PLS 20683" IN A RANGE BOX, SAID POINT BEING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, THENCE ALONG THE CENTERLINE OF SAID POPLAR STREET, NORTH 00°34'43" WEST FOR 29.92 FEET; THENCE LEAVING SAID CENTERLINE, NORTH 89°25'17" EAST FOR 24.00 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED WITHIN RECEPTION NO. 2000118830, PUBLIC RECORDS OF THE CITY AND COUNTY OF DENVER, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF POPLAR STREET; THENCE, ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00°34'43" WEST FOR 5.00 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, NORTH 89°36'46" EAST FOR 248.50 FEET TO THE POINT OF BEGINNING; THENCE, NORTH 37°14'53" EAST FOR 20.96 FEET; THENCE, NORTH 03°36'09" EAST FOR 42.98 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 761.00 FEET, A CENTRAL ANGLE OF 007° 08' 21", A CHORD BEARING OF NORTH 07°10'19" EAST AND A CHORD DISTANCE OF 94.76 FEET; THENCE ALONG THE ARC OF SAID CURVE 94.82 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SAID PARCEL OF LAND; THENCE ALONG SAID NORTH BOUNDARY LINE, NORTH 89°36'46" EAST FOR 11.17 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF QUEBEC STREET; THENCE LEAVING SAID NORTH BOUNDARY LINE, RUN ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES, SOUTH 10°18'55" WEST FOR 7.73 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 006°42'47", A CHORD BEARING OF SOUTH 06°57'31" WEST AND A CHORD DISTANCE OF 87.82 FEET; THENCE ALONG THE ARC OF SAID CURVE 87.87 FEET; THENCE, SOUTH 03°36'09" WEST FOR 28.26 FEET; THENCE, SOUTH 37°14'53" WEST FOR 38.54 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, SOUTH 89°36'46" WEST FOR 1.26 FEET TO THE POINT OF BEGINNING.

SAID PORTION OF LAND CONTAINS: 1,469 SQUARE FEET, WHICH EQUATES TO 0.034 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS ARE GRID AND BASED WITHIN THE COLORADO STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE. THE BEARING OF THE LINE BEING MARKED

ON THE SOUTH END BY A 2.5" BRASS CAP STAMPED "PLS 20683" IN A RANGE BOX, AND ON THE NORTH END BY A CITY AND COUNTY OF DENVER RANGE POINT, RECORDED AS "RP04189", LOCATED ON THE CENTERLINE OF SAID POPLAR STREET, BEING MARKED BY AN ORANGE PLASTIC CAP IN RANGE BOX STAMPED "PLS 20683" IS, NORTH 00°34'43" WEST FOR 178.14 FEET.