

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000155-001:

LEGAL DESCRIPTION – STREET PARCEL:

A PORTION OF PARCELS OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF DECEMBER, 2021, AT RECEPTION NUMBERS 2021235925 AND 2021235926 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST 1/4 CORNER OF SAID SECTION 3 WHENCE THE NORTH 1/4 CORNER OF SAID SECTION 3 BEARS S89°54'36"E, A DISTANCE OF 2642.78 FEET, ON WHICH ALL BEARINGS HEREON ARE BASED;

THENCE S26°00'41"E, A DISTANCE OF 2224.85 FEET TO AN ANGLE POINT IN THE WESTERLY LINE OF THE PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN THE CITY AND COUNTY OF DENVER RECORDER'S OFFICE AT RECEPTION NUMBER 2021235926, AND TO THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY LINE OF SAID DEED THE FOLLOWING TWO COURSES:

- 1) N00°47'02"E, A DISTANCE OF 65.94 FEET;
- 2) A DISTANCE OF 2.72 FEET ON A TANGENT CURVE TO THE LEFT WHICH HAS A RADIUS OF 150.00 FEET, A DELTA OF 01°02'20", A CHORD BEARING N00°15'52"E AND A CHORD LENGTH OF 2.72 FEET;

THENCE S89°46'05"E, A DISTANCE OF 516.30 FEET TO AN EASTERLY LINE OF SAID DEED;

THENCE ON THE EASTERLY LINE OF SAID DEED THE FOLLOWING TWO COURSES:

- 1) A DISTANCE OF 2.23 FEET ON A NON-TANGENT CURVE TO THE RIGHT WHICH HAS A RADIUS OF 400.00 FEET, A DELTA OF 00°19'08", A CHORD BEARING S04°32'56"W AND A CHORD LENGTH OF 2.23 FEET;
- 2) A DISTANCE OF 66.13 FEET ON A REVERSE CURVE TO THE LEFT WHICH HAS A RADIUS OF 235.00 FEET, A DELTA OF 16°07'21", A CHORD WHICH BEARS S03°21'10"E AND A CHORD LENGTH OF 65.91 FEET;

THENCE N89°46'05"W, A DISTANCE OF 480.07 FEET;

THENCE S00°55'07"W, A DISTANCE OF 0.18 FEET TO AN ANGLE POINT ON THE WESTERLY LINE OF SAID DEED;

THENCE ALONG SAID WESTERLY LINE OF SAID DEED, S89°34'00"W, A DISTANCE OF 40.82 FEET TO THE POINT OF BEGINNING;

CONTAINING 35,168 SQUARE FEET OR 0.81 ACRES, MORE OR LESS.