

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000153-001:

LAND DESCRIPTION – PUBLIC ALLEY IN BLOCK 3

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOTS 4 AND 5, BLOCK 3, DOWNING'S ADDITION TO THE CITY OF DENVER, AND DESCRIBED IN A DEED RECORDED JUNE 27TH, 1974 AT BOOK 904, PAGE 181 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5;
THENCE WESTERLY ON THE SOUTH LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER THEREOF;
THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 5 A DISTANCE OF 20 FEET;
THENCE EASTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 49 FEET TO A POINT OF CURVE;
THENCE NORTHEASTERLY ON THE ARC OF A CURVE, CONVEX TO THE SOUTHEAST, AND HAVING A RADIUS OF 30 FEET AND A CENTRAL ANGLE OF 34° 41' 50", AN ARC DISTANCE OF 18.17 FEET TO A POINT OF REVERSE CURVE;
THENCE NORTHEASTERLY AND EASTERLY ON THE ARC OF A CURVE, CONVEX TO THE NORTH, AND HAVING A RADIUS OF 60 FEET AND A CENTRAL ANGLE OF 59° 06' 12", AN ARC DISTANCE OF 61.89 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF LOT 4, SAID BLOCK 3;
THENCE SOUTHERLY ON THE EAST LINE OF SAID LOTS 4 AND 5 A DISTANCE OF 30.638 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000153-002:

LAND DESCRIPTION – PUBLIC ALLEY IN BLOCK 4

A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOTS 26 AND 27, BLOCK 4, DOWNING'S ADDITION TO THE CITY OF DENVER, AND DESCRIBED IN A DEED RECORDED JUNE 27TH, 1974 AT BOOK 904, PAGE 181 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 26;
THENCE EASTERLY ON THE SOUTH LINE OF SAID LOT 26 TO THE SOUTHEAST CORNER THEREOF;
THENCE NORTHERLY ON THE EAST LINE OF SAID LOT 26 A DISTANCE OF 20 FEET;
THENCE WESTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 26 A DISTANCE OF 50 FEET TO A POINT OF CURVE;
THENCE NORTHWESTERLY ON THE ARC OF A CURVE, CONVEX TO THE SOUTHWEST, AND HAVING A RADIUS OF 30 FEET AND A CENTRAL ANGLE OF 34° 41' 50", AN ARC DISTANCE OF 18.17 FEET TO A POINT OF REVERSE CURVE;
THENCE NORTHWESTERLY AND WESTERLY ON THE ARC OF A CURVE, CONVEX TO THE NORTH, AND HAVING A RADIUS OF 60 FEET AND A CENTRAL ANGLE OF 59° 06' 12", AN ARC DISTANCE OF 61.89 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF LOT 27;
THENCE SOUTHERLY ON THE WEST LINE OF SAID LOTS 27 AND 26 A DISTANCE OF 30.638 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000153-003:

LAND DESCRIPTION – PUBLIC ALLEY IN BLOCK 5

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOTS 4 AND 5, BLOCK 5, DOWNING'S ADDITION TO THE CITY OF DENVER, AND DESCRIBED IN A DEED RECORDED JUNE 27TH, 1974 AT BOOK 904, PAGE 181 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5;
THENCE WESTERLY ON THE SOUTH LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER THEREOF;
THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 5 A DISTANCE OF 20 FEET;
THENCE EASTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 49.5 FEET;
THENCE NORTHEASTERLY ON THE ARC OF A CURVE, CONVEX TO THE SOUTHEAST, AND HAVING A RADIUS OF 30 FEET AND A CENTRAL ANGLE OF 34° 41' 50", AN ARC DISTANCE OF 18.17 FEET TO A POINT OF REVERSE CURVE;
THENCE NORTHEASTERLY AND EASTERLY ON THE ARC OF A CURVE, CONVEX TO THE NORTH, AND HAVING A RADIUS OF 60 FEET AND A CENTRAL ANGLE OF 59° 06' 12", AN ARC DISTANCE OF 61.89 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF LOT 4;
THENCE SOUTHERLY ON THE EAST LINE OF SAID LOTS 4 AND 5 A DISTANCE OF 30.638 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000153-004:

LAND DESCRIPTION – PUBLIC ALLEY IN BLOCK 6

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOTS 26 AND 27 BLOCK 4, DOWNING'S ADDITION TO THE CITY OF DENVER, AND DESCRIBED IN A DEED RECORDED JUNE 27TH, 1974 AT BOOK 904, PAGE 181 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 26;
THENCE EASTERLY ON THE SOUTH LINE OF SAID LOT 26 TO THE SOUTHEAST CORNER THEREOF;
THENCE NORTHERLY ON THE EAST LINE OF SAID LOT 26 A DISTANCE OF 20 FEET;
THENCE WESTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 26 A DISTANCE OF 49 FEET TO A POINT OF CURVE;
THENCE NORTHWESTERLY ON THE ARC OF A CURVE, CONVEX TO THE SOUTHWEST, AND HAVING A RADIUS OF 30 FEET AND A CENTRAL ANGLE OF 34° 41' 50", AN ARC DISTANCE OF 18.17 FEET TO A POINT OF REVERSE CURVE;
THENCE NORTHWESTERLY AND WESTERLY ON THE ARC OF A CURVE, CONVEX TO THE NORTH, AND HAVING A RADIUS OF 60 FEET AND A CENTRAL ANGLE OF 59° 06' 12", AN ARC DISTANCE OF 61.89 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF LOT 27, SAID BLOCK 6;
THENCE SOUTHERLY ON THE WEST LINE OF SAID LOTS 27 AND 26 A DISTANCE OF 30.638 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000153-005:

LAND DESCRIPTION – PUBLIC ALLEY IN BLOCK 7

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOTS 4, 5, AND 6, BLOCK 7, DOWNING'S ADDITION TO THE CITY OF DENVER, AND DESCRIBED IN A DEED RECORDED JUNE 27TH, 1974 AT BOOK 904, PAGE 181 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 6 THAT IS 8.79 FEET SOUTH OF THE NORTHWEST CORNER THEREOF;

THENCE NORTHERLY ON THE WEST LINE OF SAID LOTS 6 AND 5 A DISTANCE OF 20 FEET;

THENCE EASTERLY AND PARALLEL WITH THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 49 FEET TO A POINT OF CURVE;

THENCE NORTHEASTERLY ON THE ARC OF A CURVE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 30 FEET AND A CENTRAL ANGLE OF 34° 41' 50", AN ARC DISTANCE OF 18.17 FEET TO A POINT OF REVERSE CURVE;

THENCE NORTHEASTERLY AND EASTERLY ON THE ARC OF A CURVE, CONVEX TO THE NORTH, AND HAVING A RADIUS OF 60 FEET AND A CENTRAL ANGLE OF 59° 06' 12", AN ARC DISTANCE OF 61.89 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID LOT 5;

THENCE SOUTHERLY ON THE EAST LINE OF SAID LOTS 5 AND 6 A DISTANCE OF 30.638 FEET;

THENCE WESTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000153-006:

LAND DESCRIPTION – GILPIN STREET – WEST PORTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOTS 25, 26, 27, AND 28, BLOCK 5, DOWNING'S ADDITION TO THE CITY OF DENVER, AND DESCRIBED IN A DEED RECORDED JUNE 27TH, 1974 AT BOOK 904, PAGE 181 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID BLOCK 5 THAT IS 131.955 FEET SOUTH OF THE NORTHEAST CORNER THEREOF;

THENCE NORTHERLY ON THE EAST LINE OF SAID BLOCK 5 A DISTANCE OF 63.91 FEET;

THENCE SOUTHWESTERLY AND SOUTHERLY ON THE ARC OF A CURVE, CONVEX TO THE WEST, AND HAVING A RADIUS OF 50 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000153-007:

LAND DESCRIPTION – GILPIN STREET – EAST PORTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOTS 3, 4, AND 5, BLOCK 6, DOWNING'S ADDITION TO THE CITY OF DENVER, AND DESCRIBED IN A DEED RECORDED JUNE 27TH, 1974 AT BOOK 904, PAGE 181 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5;

THENCE NORTHERLY ON THE EAST LINE OF SAID LOTS 5, 4, AND 3 A DISTANCE OF 51.33 FEET;

THENCE SOUTHEASTERLY AND SOUTHERLY ON THE ARC OF A CURVE, CONVEX TO THE WEST, AND HAVING A RADIUS OF 50 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000153-008:

LAND DESCRIPTION – HUMBOLDT STREET – WEST PORTION

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOTS 24, 25, 26, AND 27, BLOCK 3, DOWNING'S ADDITION TO THE CITY OF DENVER, AND DESCRIBED IN A DEED RECORDED JUNE 27TH, 1974 AT BOOK 904, PAGE 181 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID BLOCK 3 THAT IS 164.97 FEET SOUTH OF THE NORTHEAST CORNER THEREOF;
THENCE NORTHERLY ON THE EAST LINE OF SAID BLOCK 4 A DISTANCE OF 69.94 FEET;
THENCE SOUTHWESTERLY AND SOUTHERLY ON THE ARC OF A CIRCLE, CONVEX TO THE WEST, AND HAVING A RADIUS OF 50 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000153-009:

LAND DESCRIPTION – HUMBOLDT STREET – EAST PORTION

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOTS 5 AND 6, BLOCK 4, DOWNING'S ADDITION TO THE CITY OF DENVER, AND DESCRIBED IN A DEED RECORDED JUNE 27TH, 1974 AT BOOK 904, PAGE 181 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6;
THENCE NORTHERLY ON THE WEST LINE OF SAID LOTS 6 AND 5 A DISTANCE OF 40.792 FEET;
THENCE SOUTHEASTERLY AND SOUTHERLY ON THE ARC OF A CURVE, CONVEX TO THE WEST, AND HAVING A RADIUS OF 50 FEET TO THE POINT OF BEGINNING.