

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 15TH DAY OF MARCH, 2023, AT RECEPTION NUMBER 2023021169 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

PORTIONS OF LOTS 1 THROUGH 16, BLOCK 3, BRINKHAUS SLOAN LAKE ADDITION 2ND FILING, LOCATED WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARITY DESCRIBED AS FOLLOWS:

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000157-001:

LAND DESCRIPTION - STREET PARCEL NO. 1

PARCEL 1:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 3, BRINKHAUS SLOAN LAKE ADDITION 2ND FILING; THENCE SOUTH 89°54'31" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 14.00 FEET;

THENCE DEPARTING SAID NORTH LINE, PARALLEL WITH THE WEST LINE OF SAID BLOCK 3, SOUTH 00°05'40" EAST, A DISTANCE OF 405.33 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 16; THENCE NORTH 89°54'58" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 14.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 3;

THENCE NORTH 00°05'40" WEST, ALONG THE WEST LINE OF SAID BLOCK 3, A DISTANCE OF 405.33 FEET TO THE POINT OF BEGINNING.

CONTAINING ±5,675 SQUARE FEET OR ±0.130 ACRES.

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000157-002:

LAND DESCRIPTION - STREET PARCEL NO. 2

PARCEL 2:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 16, BLOCK 3, BRINKHAUS SLOAN LAKE ADDITION 2ND FILING; THENCE NORTH 89°54'58" WEST, ALONG THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 106.15 FEET TO A POINT 14.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 16;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°05'40" WEST A DISTANCE OF 7.00 FEET; THENCE SOUTH 89°54'58" EAST, A DISTANCE OF 106.15 FEET TO A POINT ON THE EAST LINE OF SAID LOT 16;

THENCE SOUTH 00°06'02" EAST, ALONG THE EAST LINE OF SAID LOT 16, A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

CONTAINING ±743 SQUARE FEET OR ±0.017 ACRES.

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000157-003:

LAND DESCRIPTION - ALLEY PARCEL NO.3

PARCEL 3:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 3, BRINKHAUS SLOAN LAKE ADDITION 2ND FILING; THENCE SOUTH 00°06'02" EAST, ALONG THE EAST LINES OF SAID LOTS 1 THROUGH 16 INCLUSIVE, A DISTANCE OF 398.32 FEET TO A POINT 7.00 FEET NORTH OF THE SOUTHEAST CORNER IF SAID LOT 16;

THENCE DEPARTING THE EAST LINE OF SAID LOT 16, NORTH 89°54'58" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°06'02" WEST, A DISTANCE OF 398.32 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89°54'31" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINING ±797 SQUARE FEET OR ±0.018 ACRES.

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. WHICH IS ASSUMED TO BEAR NORTH 00°05'40" WEST A DISTANCE OF 2639.98 FEET, AS DEFINED AND MEASURED BETWEEN A FOUND 2-1/2" ALUMINUM CAP STAMPED "L.S. 13212" IN RANGE BOX 0.6' BELOW GRADE AT THE WEST 1/4 CORNER SAID SECTION 31 AND AT THE SW CORNER SAID SECTION 31 BY A FOUND 3.25" ALUMINUM CAP STAMPED "PLS 13485" IN RANGE BOX, AS SHOWN HEREON.