

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000041-001:

LAND DESCRIPTION – STREET PARCEL NO. 1

PARCEL 1 OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 25TH DAY OF AUGUST 2021, AT RECEPTION NUMBER 2021162000 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A 12 FOOT WIDE STRIP OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED AT RECEPTION NUMBER 2014119046, SITUATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: ALL BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, BEARING N00°33'18"W, MONUMENTED BY THE NORTH QUARTER CORNER OF SAID SECTION 30, BEING A 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "LS 9479", AND MONUMENTED BY THE CENTER QUARTER CORNER OF SAID SECTION 30, BEING A 2-1/2" ALUMINUM CAP STAMPED "LS 28669", WITH ALL BEARINGS HEREIN RELATIVE THERETO.

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 30;

THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, N00°33'18"W A DISTANCE OF 1,322.42 FEET TO THE CENTER-NORTH SIXTEENTH CORNER OF SAID SECTION 30;

THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30, S89°34'32"W A DISTANCE OF 170.32 FEET;

THENCE DEPARTING SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30, S00°25'28"E A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN DEED AT RECEPTION NUMBER 2014119046, BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SAID PARCEL, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF EAST EVANS AVENUE, N89°34'32"E, A DISTANCE OF 322.29 FEET TO THE NORTHEAST CORNER OF SAID PARCEL;

THENCE ALONG THE EAST LINE OF SAID PARCEL, S00°20'44"E, A DISTANCE OF 12.00 FEET;

THENCE PARALLEL TO SAID NORTH LINE OF SAID PARCEL, S89°34'32"W, A DISTANCE OF 322.29 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL;

THENCE ALONG SAID WEST LINE OF SAID PARCEL, N00°20'44"W, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.09 ACRES (3,868 SQUARE FEET), MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000041-002:

LAND DESCRIPTION – STREET PARCEL NO. 2

PARCEL 2 OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 25TH DAY OF AUGUST 2021, AT RECEPTION NUMBER 2021162000 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A 7 FOOT WIDE STRIP OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED AT RECEPTION NUMBER 2014119046, SITUATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, BEARING N00°33'18"W, MONUMENTED BY THE NORTH QUARTER CORNER OF SAID SECTION 30, BEING A 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "LS 9479", AND MONUMENTED BY THE CENTER QUARTER CORNER OF SAID SECTION 30, BEING A 2-1/2" ALUMINUM CAP STAMPED "LS 28669", WITH ALL BEARINGS HEREIN RELATIVE THERETO.

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 30;

THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, N00°33'18"W A DISTANCE OF 1,162.54 FEET;

THENCE DEPARTING THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, WITH THE EXTENDED SOUTH LINE OF THAT PUBLIC RIGHT OF WAY DEDICATED PER ORDINANCE 449, SERIES 1976, N89°39'16"E A DISTANCE OF 38.00 FEET TO THE SOUTHEAST CORNER OF SAID RIGHT OF WAY AND THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID RIGHT OF WAY, N02°18'28"E A DISTANCE OF 20.02 FEET TO THE NORTHEAST CORNER OF SAID RIGHT OF WAY.

THENCE ALONG THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 2014119046, N89°39'16"E A DISTANCE OF 7.01 FEET;

THENCE DEPARTING SAID NORTH LINE OF SAID PARCEL, PARALLEL TO THE EAST LINE OF SAID RIGHT OF WAY, S02°18'28"W A DISTANCE OF 20.02 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL;

THENCE ALONG THE SOUTH LINE SAID PARCEL, S89°39'16"W A DISTANCE OF 7.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 140 SQUARE FEET, MORE OR LESS.