

PW Legal Description No. 2016-Dedication-0000253-001

THAT PARCEL OF LAND CONVEYED BY GENERAL WARRANTY DEED RECORDED AUGUST 9, 2016 AT RECEPTION NO. 2016104687 AND DESCRIBED THEREIN AS FOLLOWS:

PARCEL 21

A STRIP OF LAND CONTAINING 770 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 22, BEING THAT PORTION OF VACATED 34TH ST. BY ORDINANCE 31, SERIES 1935, CITY AND COUNTY OF DENVER RECORDS, AND THE NORTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY CORNER OF LOT 16, BLOCK 5, FIRST ADDITION TO IRONTON, ALSO BEING THE WESTERLY CORNER OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2007136036, CITY AND COUNTY OF DENVER RECORDS. THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (ROW VARIES), SOUTHWESTERLY, A DISTANCE OF 14.82 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTHWESTERLY, A DISTANCE OF 29.90 FEET TO A POINT 15.00 FEET FROM AND PERPENDICULAR TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (ROW VARIES); THENCE ALONG A LINE 15.00 FEET FROM AND PARALLEL TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (ROW VARIES), SOUTHWESTERLY, A DISTANCE OF 38.39 FEET TO THE NORTHEASTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2007076727, CITY AND COUNTY OF DENVER RECORDS; THENCE ALONG SAID NORTHEASTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2007076727, CITY AND COUNTY OF DENVER RECORDS, NORTHWESTERLY, A DISTANCE OF 15.00 FEET TO THE NORTHERLY CORNER OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2007076727, CITY AND COUNTY OF DENVER RECORDS, ALSO BEING A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (ROW VARIES); THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (ROW VARIES), NORTHEASTERLY, A DISTANCE OF 64.25 FEET TO THE TRUE POINT OF BEGINNING.

PW Legal Description No. 2016-Dedication-0000253-002

THOSE PARCELS OF LAND CONVEYED IN GENERAL WARRANTY DEED RECORDED NOVEMBER 22, 2016 AT RECEPTION NO. 2016163345 AND DESCRIBED THEREIN AS FOLLOWS:

PARCEL 27

A STRIP OF LAND CONTAINING 749 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PW Legal Description No. 2016-Dedication-0000253-003

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED NOVEMBER 10, 2004 AT RECEPTION NO. 2004233289, CITY AND COUNTY OF DENVER RECORDS, FURTHERLY DESCRIBED AS THE SOUTHEASTERLY 15.00' OF LOTS 17 AND 18, BLOCK 12, FIRST ADDITION TO IRONTON.

PARCEL 29

A STRIP OF LAND CONTAINING 1,027 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED MARCH 25, 2004 AT RECEPTION NO. 2004078083, CITY AND COUNTY OF DENVER RECORDS, FURTHERLY DESCRIBED AS THE SOUTHEASTERLY 15.00 FEET OF LOTS 19 THRU 21, BLOCK 12, EXCEPTING THE NORTHEASTERLY 6.50 FEET OF LOT 21 THEREOF, FIRST ADDITION TO IRONTON.

PARCEL 31:

A STRIP OF LAND CONTAINING 472 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED MARCH 25, 2004 AT RECEPTION NO. 2004078083, CITY AND COUNTY OF DENVER RECORDS, FURTHERLY DESCRIBED AS THE SOUTHEASTERLY 15.00 FEET OF LOTS 21 AND 22, BLOCK 12, EXCEPTING THE SOUTHWESTERLY 18.50 FEET OF LOT 21 THEREOF, FIRST ADDITION TO IRONTON.

PARCEL 32:

A STRIP OF LAND CONTAINING 1,499 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED MARCH 25, 2004 AT RECEPTION NO. 2004078083, CITY AND COUNTY OF DENVER RECORDS, FURTHERLY DESCRIBED AS THE SOUTHEASTERLY 15.00 FEET OF LOTS 23 THRU 26, INCLUSIVE, BLOCK 12, FIRST ADDITION TO IRONTON.

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THOSE PARCELS OF LAND CONVEYED IN GENERAL WARRANTY DEED RECORDED NOVEMBER 22, 2016 AT RECEPTION NO. 2016163344 AND DESCRIBED THEREIN AS FOLLOWS:

PARCEL 48:

A STRIP OF LAND CONTAINING 630 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 18, 2015 AT RECEPTION NO. 2015161105 (PARCEL B), CITY AND COUNTY OF DENVER RECORDS, BEING DESCRIBED AS THE SOUTHEASTERLY 15.00 FEET OF LOTS 47 AND 48, BLOCK 9, IRONTON, EXCEPTING THE NORTHEASTERLY 8.00 FEET OF LOT 48 THEREOF.

PARCEL 49:

A STRIP OF LAND CONTAINING 1,283 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 18, 2015 AT RECEPTION NO. 2015161105 (PARCEL A), CITY AND COUNTY OF DENVER RECORDS, BEING DESCRIBED AS THE SOUTHEASTERLY 15.00 FEET OF LOTS 48 THRU 52, BLOCK 9, IRONTON, EXCEPTING THE SOUTHWESTERLY 17.00 FEET OF LOT 48 AND THE NORTHEASTERLY 22.50 FEET OF LOT 52 THEREOF.