

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000101-001:**LEGAL DESCRIPTION – WELTON STREET PARCEL NO. 1**

A PARCEL OF LAND CONVEYED BY BARGAIN AND SALE DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 26TH DAY OF JULY, 2012, AT RECEPTION NUMBER 2012098026 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

PORTIONS OF LOTS 4 THROUGH 7, BLOCK 169, EAST DENVER LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOGETHER WITH A PORTION OF OUTLOT 3, WHITTER'S FIRST ADDITION TO THE CITY OF DENVER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE 20 FOOT RANGE LINE IN 12TH STREET, MONUMENTED IN WELTON STREET WITH A NAIL AND 2 INCH DIAMETER DISK STAMPED PLS 28668 AND MONUMENTED IN GLENARM STREET WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED PLS 28668 IN RANGEBOX IS ASSUMED TO BEAR S 45°05'08" E, A DISTANCE OF 346.05 FEET. BEARINGS ARE BASED ON THE DENVER CITY SURVEYOR'S COORDINATE SYSTEM.

COMMENCING AT THE 20 FOOT RANGE POINT AT THE INTERSECTION OF WELTON STREET AND 12TH STREET; THENCE S 21°25'34" W, A DISTANCE OF 150.12 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF WELTON STREET, WHENCE THE MOST NORTHERLY CORNER OF SAID BLOCK 169 BEARS N 44°59'01" E, A DISTANCE OF 77.68 FEET AND THE SOUTHWEST CORNER OF SAID SECTION 34 BEARS S 70°08'56" W, A DISTANCE OF 219.03 FEET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE 44.57 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 93.00 FEET AND A CENTRAL ANGLE OF 27°27'41", THE CHORD OF WHICH BEARS S 13°54'35" W, A DISTANCE OF 44.15 FEET;

THENCE S 00°10'44" W, A DISTANCE OF 40.95 FEET;

THENCE S 46°36'22" E, A DISTANCE OF 16.60 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WEST COLFAX AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, N 89°47'46" W, A DISTANCE OF 96.14 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF WELTON STREET;

THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, N 44°59'01" E, A DISTANCE OF 134.12 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 3,717 SQUARE FEET OR 0.085 ACRES, MORE OR LESS.