

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000180-001:**LAND DESCRIPTION - STREET PARCEL NO. 1**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF September, 2025, AT RECEPTION NUMBER 2025094384 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A parcel of land No. RW-12 of the City and County of Denver, State of Colorado containing 934 sq. ft. (0.021 acres), more or less, in the Southwest One-Quarter of Section 14, Township 3 South, Range 68 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a parcel of land recorded at Reception Number 2013155413, City and County of Denver Records and a portion of Lot 15, Block 1, W.H. Clark's Subdivision, being more particularly described as follows:

Beginning at a point on the west Right-of-Way line of Clarkson St. (60' R.O.W.), also being the east line of said parcel of land, whence the West One-Quarter Corner of said Section 14 bears N. 20°07'08" W., a distance of 764.69 feet, said point also being the POINT OF BEGINNING;

1. Thence along said west Right-of-Way line of Clarkson St. (60' R.O.W.) S. 00°15'45" W., a distance of 16.70 feet to the north Right-of-Way line of E. 51st Ave. (46.8' R.O.W.), also being the southeast corner of said parcel of land;
2. Thence along said north Right-of-Way line of E. 51st Ave. (46.8' R.O.W.), N. 89°50'44" W., a distance of 88.33 feet;
3. Thence departing said north right-of-way line on the arc of a curve to the left and non-tangent to the previously described course, a radius of 64.50 feet, a central angle of 13°03'59", a distance of 14.71 feet, (a chord bearing N. 76°28'56" E., a distance of 14.68 feet);
4. Thence on the arc of a reverse curve to the right, a radius of 215.00 feet, a central angle of 20°09'45", a distance of 75.66 feet, (a chord bearing N. 80°01'49" E., a distance of 75.27 feet) to the POINT OF BEGINNING.

The above-described parcel contains 934 sq. ft. (0.021 acres), more or less.

Basis of Bearings: All bearings are based on a line between the south One-Sixteenth Corner of said Section 14 and Section 15, Township 3 South, Range 68 West, of the 6th P.M. (Fnd. 2-1/2" Aluminum Cap, Illegible) and the West One-Quarter Corner of said Section 14, Township 3 South, Range 68 West, of the 6th P.M. (Fnd. 3-1/4" Aluminum Cap "PLS 27259, 2015") having a grid bearing of N. 00°13'38" E.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000180-002:**LAND DESCRIPTION - STREET PARCEL NO. 2**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF September, 2025, AT RECEPTION NUMBER 2025094384 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A parcel of land No. RW-12A of the City and County of Denver, State of Colorado containing 16 sq. ft., more or less, in the Southwest One-Quarter of Section 14, Township 3 South, Range 68 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a parcel of land recorded at Reception Number 2013155413, City and County of Denver Records and a portion of Lot 15, Block 1, W.H. Clark's Subdivision, being more particularly described as follows:

Beginning at a point on the north Right-of-Way line of E. 51st Ave. (46.8'R.O.W.), also being the south line of said parcel of land, whence the West One-Quarter Corner of said Section 14 bears N. 10°58'55" W., a distance of 748.11 feet, said point also being the POINT OF BEGINNING;

1. Thence along said north Right-of-Way line of E. 51st Ave. (46.8'R.O.W.) N. 89°50'44" W., a distance of 4.49 feet to the east line of a sixteen-foot alley per said Block 1, W.H. Clark's Subdivision, also being the southwest corner of said parcel of land;
2. Thence along said east line of a sixteen-foot alley per Block 1, W.H. Clark's Subdivision, N. 00°14'41" E., a distance of 7.17 feet;

3. Thence departing said east line S. $31^{\circ}51'04''$ E., a distance of 8.45 feet to the POINT OF BEGINNING.

The above-described parcel contains 16 sq. ft., more or less.

Basis of Bearings: All bearings are based on a line between the south One-Sixteenth Corner of said Section 14 and Section 15, Township 3 South, Range 68 West, of the 6th P.M. (Fnd. 2-1/2" Aluminum Cap, Illegible) and the West One-Quarter Corner of said Section 14, Township 3 South, Range 68 West, of the 6th P.M. (Fnd. 3-1/4" Aluminum Cap "PLS 27259, 2015") having a grid bearing of N. $00^{\circ}13'38''$ E.