

**PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000033-001:**

LAND DESCRIPTION – STREET PARCEL #1:

THAT PARCEL OF LAND AS DESCRIBED IN EXHIBIT "A" IN SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF NOVEMBER 2021, AT RECEPTION NUMBER 2021209264 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF BLOCK 19, UNIVERSITY ADDITION, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, PER THE SPECIAL WARRANTY DEED RECORDED NOVEMBER 18, 2020 AT RECEPTION NO. 2020193155, IN THE OFFICE OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, LYING WITHIN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SAID CITY, COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER NORTH 1/16 CORNER OF SAID SECTION 29, FROM WHICH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 29 BEARS, SOUTH 89°37'06" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO SAID SOUTH LINE;

THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, NORTH 00°24'34" WEST, A DISTANCE OF 51.01 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°35'26" WEST, A DISTANCE OF 30.00 FEET TO THE EAST LINE OF BLOCK 19, SAID UNIVERSITY ADDITION AND THE POINT OF BEGINNING, ALSO BEING THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED APRIL 15, 1997 AT RECEPTION NO. 9700047535 (INDEXED AS 1997047535) IN SAID OFFICE OF THE CLERK AND RECORDER;

THENCE ALONG SAID NORTHERLY LINE, SOUTH 51°43'33" WEST, A DISTANCE OF 10.13 FEET; THENCE DEPARTING SAID NORTHERLY LINE, NORTH 00°31'32" WEST, A DISTANCE OF 13.00 FEET;

THENCE NORTH 10°59'15" EAST, A DISTANCE OF 5.19 FEET TO A LINE PARALLEL WITH AND DISTANT 7.00 FEET WESTERLY FROM THE EAST LINE OF BLOCK 19, SAID UNIVERSITY ADDITION; THENCE ALONG SAID PARALLEL LINE, NORTH 00°24'34" WEST, A DISTANCE OF 176.07 FEET TO THE CENTERLINE OF THE ABANDONED 100-FOOT-WIDE COLORADO SOUTHERN RAILWAY COMPANY RIGHT-OF-WAY;

THENCE ALONG SAID CENTERLINE, SOUTH 85°41'00" EAST, A DISTANCE OF 7.02 FEET TO THE EAST LINE OF BLOCK 19, SAID UNIVERSITY ADDITION;

THENCE ALONG SAID EAST LINE, SOUTH 00°24'34" EAST, A DISTANCE OF 187.37 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,348 SQUARE FEET OR 0.031 ACRES, MORE OR LESS.

**PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000033-002:**

LAND DESCRIPTION – STREET PARCEL #2:

THAT PARCEL OF LAND AS DESCRIBED IN EXHIBIT "A" IN SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF NOVEMBER 2021, AT RECEPTION NUMBER 2021209264 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF BLOCK 19, UNIVERSITY ADDITION, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, PER THE SPECIAL WARRANTY DEED RECORDED NOVEMBER 18, 2020 AT RECEPTION NO. 2020193155, IN THE OFFICE OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, LYING WITHIN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SAID CITY, COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER NORTH 1/16 CORNER OF SAID SECTION 29, FROM WHICH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 29 BEARS, SOUTH 89°37'06" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO SAID SOUTH LINE;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°37'06" WEST, A DISTANCE OF 130.01 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°22'54" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF BLOCK 19, SAID UNIVERSITY ADDITION AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTH LINE OF BLOCK 19, BEING THE NORTHERLY RIGHT-OF-WAY OF EAST EVANS AVENUE, A PUBLIC RIGHT-OF-WAY THAT VARIES, SOUTH 89°37'06" WEST, A DISTANCE OF 303.44 FEET TO THE SOUTHWEST CORNER OF PARCEL 1 AS DESCRIBED AT RECEPTION NO. 2020193155;

THENCE ALONG THE WEST LINE OF SAID PARCEL 1, NORTH 00°24'34" WEST, A DISTANCE OF 8.00 FEET TO A LINE PARALLEL WITH AND DISTANT 8.00 FEET NORTHERLY FROM THE SOUTH LINE OF BLOCK 19, SAID UNIVERSITY ADDITION;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°37'06" EAST, A DISTANCE OF 339.90 FEET TO THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED APRIL 15, 1997 AT RECEPTION NO. 9700047535 (INDEXED AS 1997047535) IN SAID OFFICE OF THE CLERK AND RECORDER;

THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID PARCEL THE FOLLOWING TWO (2) COURSES;

- 1) SOUTH 84°54'50" WEST, A DISTANCE OF 36.58 FEET;
- 2) SOUTH 00°24'34" EAST, A DISTANCE OF 5.00 FEET TO THE SOUTH LINE OF BLOCK 19, SAID UNIVERSITY ADDITION, AND THE POINT OF BEGINNING.

CONTAINS 2,482 SQUARE FEET OR 0.057 ACRES, MORE OR LESS.