

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000080-001:

LAND DESCRIPTION - STREET PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JUNE, 2021, AT RECEPTION NUMBER 2021110513 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A TRACT OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. BEING A PORTION OF LOTS 18 THROUGH 24, BLOCK 1, VALVERDE, CITY AND COUNTY OF DENVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 18, BLOCK 1, VALVERDE; THENCE S00°10'10"E ALONG THE EAST LINE OF SAID LOT 18, 9.00 FEET; THENCE S89°45'29"W DEPARTING FROM SAID EAST LINE OF SAID LOT 18, 173.11 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 650 SERIES 1972 RECORDED IN BOOK 619 AT PAGE 344 OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER; THENCE N34°50'29"E ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND, 11.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 24; THENCE N89°45'29"E ALONG THE NORTH LINE OF SAID LOT 24 AND SAID LINE EXTENDED, 166.80 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,530 SQUARE FEET OR 0.0351 ACRES MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000080-002:

LAND DESCRIPTION - STREET PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JUNE, 2021, AT RECEPTION NUMBER 2021110513 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A TRACT OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. BEING A PORTION OF LOT 24, BLOCK 1, VALVERDE, CITY AND COUNTY OF DENVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 24, BLOCK 1, VALVERDE; THENCE N00°10'10"W ALONG THE WEST LINE OF SAID LOT 24, 113.40 FEET TO THE SOUTHERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 650 SERIES 1972 RECORDED IN BOOK 619 AT PAGE 344 OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER; THENCE N34°50'29"E ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND, 3.31 FEET; THENCE N89°45'29"E, 4.10 FEET TO A POINT 6.00 FEET EAST OF THE WEST LINE OF SAID LOT 24; THENCE S00°10'10"E ALONG A LINE 6.00 FEET EAST OF AND PARELLEL TO THE WEST LINE OF SAID LOT 24, 116.11 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 24; THENCE S89°45'29"W ALONG THE SOUTH LINE OF SAID LOT 24, 6.00 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 694 SQUARE FEET OR 0.0159 ACRES MORE OR LESS.

BASIS OF BEARINGS: AN ASSUMED BEARING OF N89°45'29"E BEING A 20 FOOT RANGE LINE LOCATED IN WEST BAYAUD AVENUE BETWEEN TWO FOUND MONUMENTS 635.03 FEET APART. BOTH MONUMENTS BEING AN AXLE IN A SURVEY RANGE BOX; ONE AT THE INTERSECTION OF SOUTH TEJON STREET AND WEST BAYAUD AVENUE AND THE OTHER AT THE INTERSECTION OF SOUTH RARITAN STREET AND WEST BAYAUD AVENUE.