

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000051-001:

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 6TH DAY OF FEBRUARY, 2023, AT RECEPTION NUMBER 2023008683 AND A SURVEYOR'S AFFIDAVIT OF CORRECTION RECORDED ON THE 2ND DAY OF JUNE, 2023, AT RECEPTION NUMBER 2023049488 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND LOCATED IN THE NW1/4 OF THE NE1/4 OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY & COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF THE LAND DESCRIBED IN WARRANTY DEED RECORDED IN THE DENVER CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2020041206, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE PURPOSE OF THIS DESCRIPTION, THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR N00°02'25"W, MONUMENTED AT THE NORTH END BY A FOUND #8 REBAR IN RANGE BOX WITH 3.25" ALUMINUM CAP STAMPED "PLS 37601", AND MONUMENTED ON THE SOUTH END BY A FOUND 3.25" ALUMINUM CAP IN RANGE BOX, PLS ILLEGIBLE, ON WHICH ALL BEARINGS HEREON ARE BASED;

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW1/4 NE1/4 OF SECTION 29;

THENCE ALONG THE SOUTH LINE OF THE N1/2 NE1/4 OF SAID SECTION 29, N89°55'25"E, A DISTANCE OF 269.98 FEET;

THENCE N00°00'10"W, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF THE R.O.W. CONVEYED BY ORDINANCE NO. 512 SERIES OF 2005, RECORDED IN THE DENVER CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2005123436 AND BEING THE NORTH LINE OF EAST EVANS AVENUE, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF THE R.O.W. CONVEYED BY SAID ORDINANCE NO. 512 SERIES OF 2005, AND THE EAST LINE OF THE LAND DESCRIBED IN DEED RECORDED IN THE DENVER CLERK AND RECORDER'S OFFICE AT BOOK 9284, PAGE 232, ALSO BEING THE WEST LINE OF LAND DESCRIBED IN SAID RECEPTION NO. 2020041206, N00°00'10"W, A DISTANCE OF 12.50 FEET;

THENCE ALONG A LINE 42.50 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE N1/2 NE1/4, N89°55'25"E, A DISTANCE OF 200.00 FEET;

THENCE ALONG THE EAST LINE OF THE LAND DESCRIBED IN SAID RECEPTION NO. 2020041206, ALSO BEING THE WEST LINE OF THE LAND DESCRIBED IN DEED RECORDED IN THE DENVER CLERK AND RECORDER'S OFFICE AT BOOK 131, PAGE 215, S00°00'19"E, A DISTANCE OF 12.50 FEET;

THENCE ALONG THE NORTH LINE OF SAID EAST EVANS AVENUE, A LINE 30.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE N1/2 NE1/4, S89°55'25"W, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING;

PARCEL CONTAINS 2,500 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000051-002:

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 6TH DAY OF FEBRUARY, 2023, AT RECEPTION NUMBER 2023008683 AND A SURVEYOR'S AFFIDAVIT OF CORRECTION RECORDED ON THE 2ND DAY OF JUNE, 2023, AT RECEPTION NUMBER 2023049488 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND LOCATED IN THE NW1/4 OF THE NE1/4 OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY & COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF THE LAND DESCRIBED IN WARRANTY DEED RECORDED IN THE DENVER CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2020041206, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE PURPOSE OF THIS DESCRIPTION, THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR N00°02'25"W, MONUMENTED AT THE NORTH END BY A FOUND #8 REBAR IN RANGE BOX WITH 3.25" ALUMINUM CAP STAMPED "PLS 37601", AND MONUMENTED ON THE SOUTH END BY A FOUND 3.25" ALUMINUM CAP IN RANGE BOX, PLS ILLEGIBLE, ON WHICH ALL BEARINGS HEREON ARE BASED;

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW1/4 NE1/4 OF SECTION 29;

THENCE ALONG THE SOUTH LINE OF THE N1/2 NE1/4 OF SAID SECTION 29, N89°55'25"E, A DISTANCE OF 70.00 FEET;

THENCE ALONG A LINE 70.00' EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29, N00°02'25"W, A DISTANCE OF 178.00 FEET TO A POINT ON THE SOUTH LINE OF THE ABANDONED R.O.W. OF THE COLORADO AND SOUTHERN RAILWAY COMPANY, ALSO BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID PROPERTY RECORDED AT RECEPTION NUMBER 2020041206, AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID PARALLEL LINE, N00°02'25"W, A DISTANCE OF 50.17 FEET;

THENCE ALONG THE NORTH LINE OF SAID PROPERTY RECORDED AT RECEPTION NUMBER 2020041206 AND THE CENTERLINE OF SAID ABANDONED R.O.W., S85°16'10"E, A DISTANCE OF 6.02 FEET;

THENCE ALONG A LINE 76.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29, S00°02'25"E, A DISTANCE OF 50.17 FEET;

THENCE ALONG THE SOUTH LINE OF SAID PROPERTY RECORDED AT RECEPTION NUMBER 2020041206 AND THE SOUTH LINE OF SAID ABANDONED R.O.W., N85°16'10"W, A DISTANCE OF 6.02 FEET TO THE POINT OF BEGINNING;

PARCEL CONTAINS 301 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.