

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000002-001:

LAND DESCRIPTION - STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 6TH DAY OF APRIL, 2022, AT RECEPTION NUMBER 2022045881 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING A PORTION OF PARCELS 1 & 2 AS RECORDED IN THE CITY AND COUNTY CLERK AND RECORDER'S OFFICE AT BOOK 1672 AT PAGES 312-314, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF S. ULSTER STREET, BEING AN ILLEGIBLE NAIL AND WASHER, WHENCE THE NORTHWESTERLY CORNER OF SUBJECT PROPERTY, AS MONUMENTED BY AN ILLEGIBLE 1-1/2" ALUMINUM CAP, BEARS N 35°41'20" E, A DISTANCE OF 249.17 FEET, USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE N35°41'20"E, A DISTANCE OF 10.01 FEET TO A POINT OF CURVATURE;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02°59'46", A RADIUS OF 680.00 FEET, AN ARC LENGTH OF 35.56 FEET, AND A LONG CHORD BEARING AND DISTANCE OF S 57°45'35" E, 35.56 FEET;

THENCE S 30°44'32" W, A DISTANCE OF 2.00 FEET TO A POINT OF CURVATURE;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01°58'35", A RADIUS OF 682.00 FEET, AN ARC LENGTH OF 23.52 FEET, AND A LONG CHORD BEARING AND DISTANCE OF S 60°14'45" E, 23.52 FEET;

THENCE S 61°14'03" E, A DISTANCE OF 240.00 FEET;

THENCE S 28°45'58" W, A DISTANCE OF 8.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF S. ULSTER STREET;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. N 61°14'03" W, A DISTANCE OF 240.00 FEET TO A POINT OF CURVATURE;
2. ALONG A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05°00'03", A RADIUS OF 690.00 FEET, AN ARC LENGTH OF 60.22 FEET, AND A LONG CHORD BEARING AND DISTANCE OF N 58°44'01" W, 60.20 FEET TO THE **POINT OF BEGINNING** WHENCE A #8 REBAR DENVER RANGE POINT AT THE INTERSECTION OF SAID S. ULSTER STREET AND TECHNOLOGY WAY, A PRIVATE STREET, BEARS S 01°36'26" E, A DISTANCE OF 118.95 FEET.

CONTAINING AN AREA OF 2,470 SQUARE FEET OR 0.057 ACRES, MORE OR LESS.