

LAND DESCRIPTION - STREET PARCEL #1

A PORTION OF THAT PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF FEBRUARY 2020, AT RECEPTION NO. 2020015084 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN DESCRIBED AS:

A PORTION OF LOTS 1 THROUGH 4 INCLUSIVE OF BLOCK 12 OF BREENLOW SUBDIVISION OF SOUTH DENVER, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A 20 FOOT RANGE LINE IN W. WESLEY AVENUE BETWEEN S. DELAWARE STREET AND S. CHEROKEE STREET IS ASSUMED TO BEAR NORTH 89°50'14" EAST A DISTANCE OF 305.87 FEET BETWEEN A CHISELED "+" ON A STONE IN A RANGE BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE AND S. DELAWARE STREET AND AN AXLE IN A RANGE BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE AND S. CHEROKEE STREET.

COMMENCING AT SAID FOUND CHISELED "+" ON STONE IN RANGE BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE AND S. DELAWARE STREET;

THENCE SOUTH 26°31'33" EAST A DISTANCE OF 44.64 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 12 AND A FOUND 1" YELLOW PLASTIC CAP STAMPED PLS 18475 AND THE POINT OF BEGINNING;

THENCE SOUTH 45°02'12" EAST A DISTANCE OF 5.64 FEET TO A POINT 4.00 FEET EAST OF THE WEST LINE SAID LOT 1, BLOCK 12;

THENCE PARALLEL WITH AND 4.00 FEET EAST OF THE WEST LINE OF SAID LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 12, SOUTH 00°05'22" WEST A DISTANCE OF 96.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4, BLOCK 12;

THENCE ALONG THE SOUTH LINE OF SAID LOT 4, BLOCK 12, SOUTH 89°50'46" WEST A DISTANCE OF 4.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 12, AND A FOUND 1" YELLOW PLASTIC CAP STAMPED PLS 18475;

THENCE ALONG SAID WEST LINE LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 12, NORTH 00°05'22" EAST A DISTANCE OF 100.00 FEET TO SAID NORTHWEST CORNER LOT 1, BLOCK 12 AND THE POINT OF BEGINNING.

CONTAINING ±392 SQUARE FEET OR ±0.009 ACRES OF LAND, MORE OR LESS.

LAND DESCRIPTION – STREET PARCEL #2

A PORTION OF THAT PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF FEBRUARY 2020, AT RECEPTION NO. 2020015084

IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN DESCRIBED AS:

A PORTION OF LOT 1 OF BLOCK 12 OF BREENLOW SUBDIVISION OF SOUTH DENVER, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A 20 FOOT RANGE LINE IN W. WESLEY AVENUE BETWEEN S. DELAWARE STREET AND S. CHEROKEE STREET IS ASSUMED TO BEAR NORTH 89°50'14" EAST A DISTANCE OF 305.87 FEET BETWEEN A CHISELED "+" ON A STONE IN A RANGE BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE AND S. DELAWARE STREET AND AN AXLE IN A RANGE BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE AND S. CHEROKEE STREET.

COMMENCING AT SAID FOUND CHISELED "+" ON STONE IN RANGE BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE AND S. DELAWARE STREET;

THENCE SOUTH 26°31'33" EAST A DISTANCE OF 44.64 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 12 AND A FOUND 1" YELLOW PLASTIC CAP STAMPED PLS 18475 AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 12, NORTH 89°50'14" EAST A DISTANCE OF 124.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 12 AND A FOUND 1" YELLOW PLASTIC CAP STAMPED PLS 18475.

THENCE ALONG THE EAST LINE OF SAID LOT 1, BLOCK 12, SOUTH 00°05'20" WEST A DISTANCE OF 4.00 FEET;

THENCE PARALLEL WITH AND 4.00 FEET SOUTH OF SAID NORTH LINE LOT 1, BLOCK 12, SOUTH 89°50'14" WEST A DISTANCE OF 120.94 FEET;

THENCE NORTH 45°02'12" WEST, A DISTANCE OF 5.64 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 12 AND THE POINT OF BEGINNING.

CONTAINING ±492 SQUARE FEET OR ±0.011 ACRES OF LAND, MORE OR LESS.

2019-DEDICATION-0000166-003

LAND DESCRIPTION – ALLEY PARCEL #3

A PORTION OF THAT PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF FEBRUARY 2020, AT RECEPTION NO. 2020015084 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN DESCRIBED AS:

A PORTION OF LOTS 1 THROUGH 3 INCLUSIVE OF BLOCK 12 OF BREENLOW SUBDIVISION OF SOUTH DENVER, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A 20 FOOT RANGE LINE IN W. WESLEY AVENUE BETWEEN S. DELAWARE STREET AND S. CHEROKEE STREET IS ASSUMED TO BEAR NORTH 89°50'14" EAST A DISTANCE OF 305.87 FEET BETWEEN A CHISELED "+" ON A STONE IN A RANGE BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE AND S. DELAWARE STREET AND AN AXLE IN A RANGE BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE AND S. CHEROKEE STREET.

COMMENCING AT SAID FOUND CHISELED "+" ON STONE IN RANGE BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE AND S. DELAWARE STREET;

THENCE SOUTH 26°31'33" EAST A DISTANCE OF 44.64 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 12 AND A FOUND 1" YELLOW PLASTIC CAP STAMPED PLS 18475;

THENCE ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 12, NORTH 89°50'14" EAST A DISTANCE OF 124.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 12 AND A FOUND 1" YELLOW PLASTIC CAP STAMPED PLS 18475;

THENCE ALONG THE EAST LINE OF SAID LOT 1, BLOCK 12, SOUTH 00°05'20" WEST A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 12, SOUTH 00°05'20" WEST A DISTANCE OF 71.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 12;

THENCE ALONG THE SOUTH LINE OF SAID LOT 3, BLOCK 12, SOUTH 89°50'38" WEST A DISTANCE OF 2.00 FEET;

THENCE DEPARTING SAID SOUTH LINE OF LOT 3, BLOCK 12, PARALLEL WITH AND 2.00 FEET WEST OF SAID EAST LINE LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 12, NORTH 00°05'20" EAST A DISTANCE OF 71.01 FEET;

THENCE SOUTH 89°54'58" EAST, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINING ±142 SQUARE FEET OR ±0.003 ACRES OF LAND, MORE OR LESS.