

PARCEL DESCRIPTION ROW NO 2021-DEDICATION-0000019-001:

LAND DESCRIPTION - ALLEY PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 24TH DAY OF JUNE, 2021, AT RECEPTION NUMBER 2021120536 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 THE 6 FOOT VACATED PORTION OF WEST CEDAR AVENUE AS DESCRIBED IN ORDINANCE 89 SERIES 1938, AND A PORTION OF LOTS 49 THROUGH 58, BLOCK 1, BUCHTEL'S SUBDIVISION, AND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RANGE POINT IN THE INTERSECTION OF GROVE STREET AND CEDAR AVENUE, BEING A DRAGTOOTH IN RANGE BOX, FROM WHENCE A RANGE POINT IN THE INTERSECTION OF GROVE STREET AND BAYAUD AVENUE, BEING A 1.5" ALUMINUM CAP IN RANGE BOX MARKED "PLS 32433", BEARS NORTH 00°25'05" WEST, A DISTANCE OF 580.24 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO:

THENCE SOUTH 75°30'30" EAST, A DISTANCE OF 207.11 FEET TO A POINT ON THE NORTH LINE OF SAID 6 FOOT VACATED PORTION OF WEST CEDAR AVENUE AND THE POINT OF BEGINNING;

THENCE NORTH 89°39'52" EAST ALONG SAID NORTH LINE, A DISTANCE OF 2.50 FEET;

THENCE SOUTH 00°26'21" EAST, A DISTANCE OF 255.93 FEET TO THE SOUTH LINE OF SAID LOT 49;

THENCE SOUTH 89°39'45" WEST ALONG THE SOUTH LINE OF SAID LOT 49, A DISTANCE OF 2.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 49;

THENCE NORTH 00°26'21" WEST ALONG THE WEST LINE OF SAID LOTS 49 THROUGH LOT 58, A DISTANCE OF 255.93 FEET THE POINT OF BEGINNING.

CONTAINING: 640 SQUARE FEET, 0.015 ACRES OF LAND, MORE OR LESS.

PARCEL DESCRIPTION ROW NO 2021-DEDICATION-0000019-002:

LAND DESCRIPTION - STREET PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 24TH DAY OF JUNE, 2021, AT RECEPTION NUMBER 2021120536 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 THE 6 FOOT VACATED PORTION OF WEST CEDAR AVENUE AS DESCRIBED IN ORDINANCE 89 SERIES 1938, AND A PORTION OF LOTS 49 THROUGH 58, BLOCK 1, BUCHTEL'S SUBDIVISION, AND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RANGE POINT IN THE INTERSECTION OF GROVE STREET AND CEDAR AVENUE, BEING A DRAGTOOTH IN RANGE BOX, FROM WHENCE A RANGE POINT IN THE INTERSECTION OF GROVE

STREET AND BAYAUD AVENUE, BEING A 1.5" ALUMINUM CAP IN RANGE BOX MARKED "PLS 32433", BEARS NORTH 00°25'05" WEST, A DISTANCE OF 580.24 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO:

THENCE SOUTH 80°05'23" EAST, A DISTANCE OF 297.97 FEET TO A POINT ON THE NORTH LINE OF SAID 6 FOOT VACATED PORTION OF WEST CEDAR AVENUE AND THE POINT OF BEGINNING;

THENCE NORTH 89°39'52" EAST ALONG SAID NORTH LINE, A DISTANCE OF 11.18 FEET TO THE NORTHWESTERLY CORNER OF THE PARCEL DESCRIBED IN RECEPTION NUMBER 2010030142;

THENCE ALONG THE WEST LINE OF SAID PARCEL THE FOLLOWING FOUR COURSES:

1) SOUTH 45°29'54" EAST, A DISTANCE OF 8.31 FEET;

2) SOUTH 00°26'10" EAST, A DISTANCE OF 17.11 FEET;

3) 138.90 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 4823.50 FEET, A DELTA OF 01°39'00", AND A CHORD WHICH BEARS SOUTH 01°15'40" EAST, A DISTANCE OF 138.89 FEET;

4) SOUTH 02°05'13" EAST, A DISTANCE OF 94.13 FEET TO THE SOUTH LINE OF SAID LOT 49;

THENCE SOUTH 89°39'45" WEST ALONG THE SOUTH LINE OF SAID LOT 49, A DISTANCE OF 6.50 FEET;

THENCE NORTH 02°05'26" WEST, A DISTANCE OF 94.05 FEET;

THENCE NORTH 01°15'35" WEST, A DISTANCE OF 138.85 FEET;

THENCE NORTH 00°26'09" WEST, A DISTANCE OF 20.73 FEET;

THENCE NORTH 77°43'18" WEST, A DISTANCE OF 10.83 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,613 SQUARE FEET, 0.037 ACRES OF LAND, MORE OR LESS.