

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000003-001:**LEGAL DESCRIPTION - STREET PARCEL NO. 1**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 29TH DAY OF OCTOBER, 2024, AT RECEPTION NUMBER 2024100570 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 10 THROUGH 12 INCLUSIVE OF BONNIE BRAE ANNEX, TOGETHER WITH A PORTION OF A 16' WIDE ALLEY VACATED PER ORDINANCE No. 434 SERIES OF 1987, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 5 OF SAID BONNIE BRAE ANNEX (MARKED BY A FOUND NAIL AND 1" DIAMETER BRASS TAG, PLS 37929), FROM WHENCE THE SOUTHWEST CORNER OF SAID LOT 10 (MARKED BY A FOUND NAIL AND 1" DIAMETER BRASS TAG, PLS 37929) BEARS SOUTH 00°05'31" EAST A DISTANCE OF 209.08 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;

THENCE ALONG THE WEST LINE OF SAID LOT 5 THROUGH 10 INCLUSIVE OF SAID BONNIE BRAE ANNEX, SOUTH 00°05'31" EAST, 209.08 FEET TO THE SAID SOUTHWEST CORNER OF SAID LOT 10, AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE SAID WEST LINE OF SAID LOT 10, NORTH 00°05'31" WEST, 4.10 FEET TO A POINT;

THENCE LEAVING SAID WEST LINE, NORTH 89°54'29" EAST, 18.14 FEET TO A TANGENT CURVE TO THE LEFT CONCAVE NORTHWESTERLY;

THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 146.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 68°19'57" EAST AND HAS A CHORD LENGTH OF 107.38 FEET, THROUGH A CENTRAL ANGLE OF 43°09'04", FOR AN ARC LENGTH OF 109.96 FEET TO A REVERSE CURVE TO THE RIGHT CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 519.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 52°33'31" EAST AND HAS A CHORD LENGTH OF 104.93 FEET, THROUGH A CENTRAL ANGLE OF 11°36'12", FOR AN ARC LENGTH OF 105.11 FEET TO A COMPOUND CURVE TO THE RIGHT CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 744.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 59°35'07" EAST AND HAS A CHORD LENGTH OF 31.81 FEET, THROUGH A CENTRAL ANGLE OF 02°27'00", FOR AN ARC LENGTH OF 31.81 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 12;

THENCE ALONG SAID EASTERLY LINE, SOUTH 45°09'01" EAST, 1.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF E. OHIO AVENUE;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FOUR (4) COURSES:

1. SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 916.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 59°44'22" WEST AND HAS A CHORD LENGTH OF 27.73 FEET, THROUGH A CENTRAL ANGLE OF 01°44'04", FOR AN ARC LENGTH OF 27.73 FEET TO A COMPOUND CURVE TO THE LEFT CONCAVE SOUTHEASTERLY;
2. SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 520.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 53°05'55" WEST AND HAS A CHORD LENGTH OF 104.69 FEET, THROUGH A CENTRAL ANGLE OF 11°33'16", FOR AN ARC LENGTH OF 104.87 FEET TO A REVERSE CURVE TO THE RIGHT CONCAVE NORTHWESTERLY;
3. SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 173.61 FEET, AND WHOSE LONG CHORD BEARS SOUTH 68°39'52" WEST AND HAS A CHORD LENGTH OF 126.37 FEET,

- THROUGH A CENTRAL ANGLE OF 42°41'11", FOR AN ARC LENGTH OF 129.34 FEET TO A POINT OF TANGENCY;
4. NORTH 89°59'32" WEST, 4.15 FEET TO THE POINT OF BEGINNING.

Containing 363 Square Feet or 0.008 Acres of land, more or less.

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000003-002:

LEGAL DESCRIPTION - ALLEY PARCEL NO.2

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 29TH DAY OF OCTOBER, 2024, AT RECEPTION NUMBER 2024100570 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOT 12 OF BONNIE BRAE ANNEX, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 5 OF SAID BONNIE BRAE ANNEX (MARKED BY A FOUND NAIL AND 1" DIAMETER BRASS TAG, PLS 37929), FROM WHENCE THE SOUTHWEST CORNER OF SAID LOT 10 (MARKED BY A FOUND NAIL AND 1" DIAMETER BRASS TAG, PLS 37929) BEARS SOUTH 00°05'31" EAST A DISTANCE OF 209.08 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;
THENCE ALONG THE NORTH LINE OF SAID LOT 5, NORTH 89°54'29" EAST, 110.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;
THENCE NORTH 84°40'54" EAST, 22.34 FEET TO THE MOST NORTHERLY LOT CORNER OF LOT 11 OF SAID BONNIE BRAE ANNEX, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF SAID LOT 12;
THENCE ALONG THE BOUNDARY OF SAID LOT 12, EASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT CONCAVE SOUTHERLY, HAVING A RADIUS OF 10.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 82°55'02" EAST AND HAS A CHORD LENGTH OF 5.20 FEET, THROUGH A CENTRAL ANGLE OF 30°07'31", FOR AN ARC LENGTH OF 5.26 FEET TO THE POINT OF BEGINNING;

THENCE ALONG SAID BOUNDARY OF SAID LOT 12 THE FOLLOWING TWO (2) COURSES:

1. SOUTHEASTERLY ALONG A CURVE TO THE RIGHT CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 10.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 63°35'07" EAST AND HAS A CHORD LENGTH OF 6.32 FEET, THROUGH A CENTRAL ANGLE OF 36°52'12", FOR AN ARC LENGTH OF 6.44 FEET TO A POINT OF TANGENCY;
2. SOUTH 45°09'01" EAST, 121.21 FEET TO A POINT OF NON-TANGENCY;

THENCE LEAVING SAID BOUNDARY, SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 744.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 60°43'49" WEST AND HAS A CHORD LENGTH OF 2.08 FEET, THROUGH A CENTRAL ANGLE OF 00°09'36", FOR AN ARC LENGTH OF 2.08 FEET TO A POINT OF NON-TANGENCY;
THENCE NORTH 45°09'01" WEST, 126.64 FEET TO THE POINT OF BEGINNING.

Containing 250 Square Feet or 0.006 Acres of land, more or less.