

PW Legal Description NO. 2019-Dedication-0000128-001

The parcel of land conveyed by Quit Claim Deed to the City and County of Denver, recorded on this 9<sup>th</sup> day of August 2019, at Reception No. 2019105745 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, therein as:

LAND DESCRIPTION – STREET PARCEL #1

The parcel No. 173-A of the City and County of Denver, State of Colorado, Project Number 1-16006, containing 5,434 square feet or 0.125 acres, more or less, within Parcel B1 (International Collection III) as described in Exhibit "A" of the Warranty Deed at Reception Number 2004209816 in the records of the Office of the Clerk and Recorder of the City and County of Denver, located in the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, being more particularly described as follows:

**BASIS OF BEARINGS:** All Bearings are grid bearings of the S.E. Corridor I-25/I-225 Mapping Projection Coordinate System. Bearings are based upon the East line of the Southwest 1/4 of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian. The Northerly point of said line is a recovered and accepted stone with notch 1-foot deep in a range box. The Southerly point of said line is a recovered and accepted 3-1/4 inch brass cap stamped "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" in a range box. The Basis of Bearings between said points is South 00° 44' 35" East a distance of 2,647.75 feet.

**COMMENCING** at the Northern point of the Basis of Bearings;

**THENCE** along the South line of said Northwest 1/4 of Section 15 South 89° 59' 00" West a distance of 251.90 feet to the Southwest corner of that parcel of land described as Parcel "A" in the Bargain and Sale Deed at Reception Number 2019059054 in the records of said county, and the **POINT OF BEGINNING**;

**THENCE** along the South line of said Parcel B1 South 89° 59' 00" West a distance of 286.00 feet;

**THENCE** departing the South line of said Parcel B1 North 00° 00' 46" East a distance of 19.00 feet;

**THENCE** North 89° 59' 00" East a distance of 286.02 feet to a point on the West line of said Parcel A;

**THENCE** along the West line of said Parcel A South 00° 04' 21" West a distance of 19.00 feet; to the **POINT OF BEGINNING**.

The area described contains 5,434 square feet, or 0.125 acres, more or less.

PW Legal Dedication 2019-Dedicaiton-0000128-002

A parcel of land conveyed by Quit Claim Deed to the City and County of Denver, recorded on this 9<sup>th</sup> day of August 2019, at Reception No. 2019105744 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, therein as:

Land Description - Street Parcel #2

The parcel No. 139-A of the City and County of Denver, State of Colorado, Project Number 1-16006, containing 4,386 square feet or 0.101 acres, more or less, within Parcel A as described in the Bargain and Sale Deed at Reception Number 2019059054 in the records of the Office of the Clerk and Recorder of the City and County of Denver, located in the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, being more particularly described as follows:

**BASIS OF BEARINGS:** All Bearings are grid bearings of the S.E. Corridor I-25/I-225 Mapping Projection Coordinate System. Bearings are based upon the East line of the Southwest 1/4 of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian. The Northerly point of said line is a recovered and accepted stone with notch 1-foot deep in a range box. The Southerly point of said line is a recovered and accepted 3-1/4 inch brass cap stamped "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" in a range box. The Basis of Bearings between said points is South 00° 44' 35" East a distance of 2,647.75 feet.

**COMMENCING** at the Northern point of the Basis of Bearings;

**THENCE** along the South line of said Northwest 1/4 of Section 15 South 89° 59' 00" West a distance of 50.00 feet to the Southeast corner of said Parcel A, also being a point on the Westerly Right-of-Way line of South Broadway, and the **POINT OF BEGINNING**;

**THENCE** along the South line of said Parcel A South 89° 59' 00" West a distance of 201.90 feet to the Southwest corner of said Parcel A;

**THENCE** along the West line of said Parcel A North 00° 04' 21" East a distance of 19.00 feet;

**THENCE** departing said West line North 89° 59' 00" East a distance of 81.80 feet;

**THENCE** North 86° 10' 39" East a distance of 108.66 feet;

**THENCE** North 34° 13' 01" East a distance of 18.71 feet to a point on the East line of said Parcel A, also being the Westerly Right-of-Way line of South Broadway;

**THENCE** along the East line of said Parcel A also being the Westerly Right-of-Way line of South Broadway South 01° 33' 48" East a distance of 41.69 feet to the **POINT OF BEGINNING**.

The area described contains 4,386 square feet, or 0.101 acres, more or less.

A parcel of land conveyed by Quit Claim Deed to the City and County of Denver, recorded on this 9<sup>th</sup> day of August 2019, at Reception No. 2019105743 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, therein as:

LAND DESCRIPTION – STREET PARCEL #3

The parcel No. 138-A of the City and County of Denver, State of Colorado, Project Number 1-16006, containing 27,629 square feet or 0.634 acres, more or less, within Parcel C1 as described in Exhibit "A" of the Warranty Deed at Reception Number 2004209815 in the records of the Office of the Clerk and Recorder of the City and County of Denver, located in the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, being more particularly described as follows:

**BASIS OF BEARINGS:** All Bearings are grid bearings of the S.E. Corridor I-25/I-225 Mapping Projection Coordinate System. Bearings are based upon the East line of the Southwest 1/4 of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian. The Northerly point of said line is a recovered and accepted stone with notch 1-foot deep in a range box. The Southerly point of said line is a recovered and accepted 3-1/4 inch brass cap stamped "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" in a range box. The Basis of Bearings between said points is South 00° 44' 35" East a distance of 2,647.75 feet.

**COMMENCING** at the Northern point of the Basis of Bearings;

**THENCE** along the North line of said Southwest 1/4 of Section 15 South 89° 59' 00" West a distance of 50.00 feet to the Northeast corner of said Parcel C1, also being a point on the Westerly Right-of-Way line of South Broadway and the **POINT OF BEGINNING**;

**THENCE** South 00° 44' 35" East a distance of 71.65 feet along the East line of said Parcel C1, also being the Westerly Right-of-Way line of South Broadway;

**THENCE** through the land of said Parcel C1 the following five (5) courses:

1. Departing said Right-of-Way line North 45° 22' 48" West a distance of 24.40 feet;
2. South 89° 59' 00" West a distance of 403.27 feet;
3. South 45° 02' 43" West a distance of 12.98 feet;
4. South 00° 06' 27" West a distance of 5.62 feet;
5. North 89° 53' 33" West a distance of 55.09 feet to a point on the Westerly line of said Parcel C1;

**THENCE** along the Westerly line of said Parcel C1 North 29° 54' 48" West a distance of 7.14 feet;

**THENCE** departing said Westerly line North 00° 06' 27" East a distance of 62.97 feet to a point on the North line of said Parcel C1, also being the North line of said Southwest 1/4 of Section 15;

**THENCE** along the North line of said Parcel C1, also being the North line of said Southwest ¼ of Section 15, North 89° 59' 00" East a distance 487.43 feet to the POINT OF BEGINNING.

The area described contains 27,629 square feet, or 0.634 acres, more or less.