

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000062-001:

LAND DESCRIPTION - STREET PARCEL #1:

PARCEL 1 OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF AUGUST, 2023, AT RECEPTION NUMBER 2023071525 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 LAND DESCRIBED IN THE DEED RECORDED ON MAY 23, 2022 AT RECEPTION NUMBER 2022068733, ALSO BEING A PORTION OF LOTS 1 THROUGH 7, BLOCK 16, WEST VILLA PARK, AND SITUATED IN THE NORTHEAST 1/4 OF SECTION 6, 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 THE EAST 1/4 CORNER OF SAID SECTION 6 BEING A FOUND 3.25" ALUMINUM CAP "PLS 20699" FROM WHENCE THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6 BEING A FOUND 3.25" ALUMINUM CAP "PLS 34986" BEARS NORTH 00°28'11" WEST, A DISTANCE OF 1319.17 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;
THENCE NORTH 16°29'20" WEST A DISTANCE OF 629.63 FEET TO A POINT ON THE EAST LINE OF LOT 2 AND THE POINT OF BEGINNING;
THENCE SOUTH 38°24'14" WEST A DISTANCE OF 167.46 FEET;
THENCE NORTH 31°33'32" EAST A DISTANCE OF 8.15 FEET;
THENCE NORTH 34°51'10" EAST A DISTANCE OF 31.80 FEET;
THENCE NORTH 37°09'34" EAST A DISTANCE OF 25.75 FEET;
THENCE NORTH 38°49'03" EAST A DISTANCE OF 47.71 FEET;
THENCE NORTH 37°54'41" EAST A DISTANCE OF 40.09 FEET;
THENCE NORTH 43°16'29" EAST A DISTANCE OF 16.80 FEET TO THE EAST LINE OF SAID LOT 1;
THENCE SOUTH 00°19'54" WEST ALONG THE EAST LINES OF SAID LOTS 1 AND 2 A DISTANCE OF 3.36 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 485 SQUARE FEET, 0.011 ACRES OF LAND, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000062-002:

LAND DESCRIPTION - STREET PARCEL #2:

PARCEL 2 OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF AUGUST, 2023, AT RECEPTION NUMBER 2023071525 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 LAND DESCRIBED IN THE DEED RECORDED ON MAY 23, 2022 AT RECEPTION NUMBER 2022068733, ALSO BEING A PORTION OF LOTS 8 AND 9, BLOCK 16, WEST VILLA PARK, AND SITUATED IN THE NORTHEAST 1/4 OF SECTION 6, 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 THE EAST 1/4 CORNER OF SAID SECTION 6 BEING A FOUND 3.25" ALUMINUM CAP "PLS 20699" FROM WHENCE THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6 BEING A FOUND 3.25" ALUMINUM CAP "PLS 34986" BEARS NORTH 00°28'11" WEST, A DISTANCE OF 1319.17 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;
THENCE NORTH 35°16'34" WEST A DISTANCE OF 527.62 FEET TO A POINT ON THE WEST LINE OF LOT 9 AND THE POINT OF BEGINNING;
THENCE NORTH 00°19'54" EAST ALONG THE WEST LINES OF SAID LOTS 8 AND 9 A DISTANCE OF 1.72 FEET;
THENCE NORTH 24°06'43" EAST A DISTANCE OF 5.90 FEET;
THENCE 7.50 FEET ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 128.00 FEET, A DELTA OF 03°21'29", AND A CHORD WHICH BEARS SOUTH 18°48'29" WEST A DISTANCE OF 7.50 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 1.77 SQUARE FEET, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000065-003:

LAND DESCRIPTION - STREET PARCEL #3:

PARCEL 3 OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF AUGUST, 2023, AT RECEPTION NUMBER 2023071525 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 LAND DESCRIBED IN THE DEED RECORDED ON MAY 23, 2022 AT RECEPTION NUMBER 2022068733, ALSO BEING A PORTION OF LOT 42, BLOCK 15, WEST VILLA PARK, AND SITUATED IN THE NORTHEAST 1/4 OF SECTION 6, 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 THE EAST 1/4 CORNER OF SAID SECTION 6 BEING A FOUND 3.25" ALUMINUM CAP "PLS 20699" FROM WHENCE THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6 BEING A FOUND 3.25" ALUMINUM CAP "PLS 34986" BEARS NORTH 00°28'11" WEST, A DISTANCE OF 1319.17 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;
THENCE NORTH 38°43'48" WEST A DISTANCE OF 609.30 FEET TO THE POINT OF BEGINNING;
THENCE 32.90 FEET ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 376.50 FEET, A DELTA OF 05°00'22", AND A CHORD WHICH BEARS SOUTH 80°45'23" WEST A DISTANCE OF 32.88 FEET;
THENCE NORTH 75°04'20" EAST A DISTANCE OF 32.73 FEET;
THENCE SOUTH 14°50'01" EAST A DISTANCE OF 3.26 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 45.4 SQUARE FEET, 0.001 ACRES OF LAND, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000062-004:

LAND DESCRIPTION - STREET PARCEL #4:

PARCEL 4 OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF AUGUST, 2023, AT RECEPTION NUMBER 2023071525 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 LAND DESCRIBED IN THE DEED RECORDED ON MAY 23, 2022 AT RECEPTION NUMBER 2022068733, ALSO BEING A PORTION OF LOTS 41 AND 42, BLOCK 15, WEST VILLA PARK, AND SITUATED IN THE NORTHEAST 1/4 OF SECTION 6, 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 THE EAST 1/4 CORNER OF SAID SECTION 6 BEING A FOUND 3.25" ALUMINUM CAP "PLS 20699" FROM WHENCE THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6 BEING A FOUND 3.25" ALUMINUM CAP "PLS 34986" BEARS NORTH 00°28'11" WEST, A DISTANCE OF 1319.17 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;
THENCE NORTH 48°07'50" WEST A DISTANCE OF 664.24 FEET TO A POINT ON THE WEST LINE OF LOT 41 AND THE POINT OF BEGINNING;
THENCE NORTH 00°19'54" EAST ALONG THE WEST LINE OF SAID LOT 41 A DISTANCE OF 3.43 FEET;
THENCE 29.97 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 275.00 FEET, A DELTA OF 06°14'41", AND A CHORD WHICH BEARS NORTH 71°57'00" EAST A DISTANCE OF 29.96 FEET;
THENCE NORTH 75°04'20" EAST A DISTANCE OF 12.52 FEET;
THENCE 43.63 FEET ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 376.50 FEET, A DELTA OF 06°38'25" AND A CHORD WHICH BEARS SOUTH 68°34'15" WEST A DISTANCE OF 43.61 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 69 SQUARE FEET, 0.002 ACRES OF LAND, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000062-005:

LAND DESCRIPTION - STREET PARCEL #5:

PARCEL 5 OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF AUGUST, 2023, AT RECEPTION NUMBER 2023071525 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 LAND DESCRIBED IN THE DEED RECORDED ON MAY 23, 2022 AT RECEPTION NUMBER 2022068733, ALSO BEING A PORTION OF LOTS 8 THROUGH 11, BLOCK 15, WEST VILLA PARK, AND SITUATED IN THE NORTHEAST 1/4 OF SECTION 6, 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 THE EAST 1/4 CORNER OF SAID SECTION 6 BEING A FOUND 3.25" ALUMINUM CAP "PLS 20699" FROM WHENCE THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6 BEING A FOUND 3.25" ALUMINUM CAP "PLS 34986" BEARS NORTH 00°28'11" WEST, A DISTANCE OF 1319.17 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;
THENCE NORTH 49°27'20" WEST A DISTANCE OF 670.72 FEET TO A POINT ON THE EAST LINE OF LOT 8 AND THE POINT OF BEGINNING;
THENCE 86.02 FEET ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 376.50 FEET, A DELTA OF 13°05'27", AND A CHORD WHICH BEARS SOUTH 56°09'27" WEST A DISTANCE OF 85.83 FEET;

THENCE SOUTH 49°36'44" WEST A DISTANCE OF 46.05 FEET TO THE SOUTH LINE OF SAID LOT 11;
THENCE NORTH 89°39'59" WEST ALONG THE SOUTH LINE OF SAID LOT 11 A DISTANCE OF 5.33 FEET;
THENCE 8.84 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FEET, A
DELTA OF 06°45'05", AND A CHORD WHICH BEARS NORTH 46°14'11" EAST A DISTANCE OF 8.83 FEET;
THENCE NORTH 49°36'44" EAST A DISTANCE OF 54.56 FEET;
THENCE 75.87 FEET ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 275.00 FEET, A DELTA
OF 15°48'25", AND A CHORD WHICH BEARS NORTH 57°30'56" EAST A DISTANCE OF 75.63 FEET TO A
POINT ON THE EAST LINE OF LOT 8;
THENCE SOUTH 00°19'54" WEST ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF 4.47 FEET TO THE
TRUE POINT OF BEGINNING.

CONTAINING: 587 SQUARE FEET, 0.013 ACRES OF LAND, MORE OR LESS.