

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-000046-001:

LAND DESCRIPTION - STREET PARCEL NO. 1

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF OCTOBER, 2022, AT RECEPTION NUMBER 2022129936 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 NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ALSO BEING A PORTION OF THE PARCEL OF LAND DESCRIBED IN THE DEED RECORDED JULY 11, 2019 AT RECEPTION NO. 2019089557, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 9.00 FEET, AT RIGHT ANGLES, OF SAID PARCEL DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 2019089557, ALSO DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT AT THE INTERSECTION OF SOUTH BIRCH STREET AND EAST ARKANSAS AVENUE MONUMENTED BY A 1" AXLE IN A RANGE BOX; THENCE NORTH 35°12'16" WEST, A DISTANCE OF 60.63 FEET TO THE SOUTHEAST CORNER OF LOT 11 OF BLOCK 1, KIBLER ADDITION (SEPIA FILE 1 AT PAGE 129), ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°28'15" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID EAST ARKANSAS AVENUE, A DISTANCE OF 236.48 FEET TO THE SOUTHWEST CORNER OF LOT 10 OF BLOCK 1 OF SAID KIBLER ADDITION;

THENCE NORTH 00°24'59" WEST ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 9.00 FEET TO A LINE PARALLEL WITH AND 9.00 FEET NORTHERLY, AT RIGHT ANGLES, OF SAID NORTH RIGHT-OF-WAY LINE;

THENCE NORTH 89°28'15" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 236.48 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH BIRCH STREET;

THENCE SOUTH 00°25'26" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING;

THE ABOVE-DESCRIBED PARCEL CONTAINS 2,128 SQUARE FEET (0.049 ACRES), MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-000046-002:

LAND DESCRIPTION - STREET PARCEL NO. 2

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF OCTOBER, 2022, AT RECEPTION NUMBER 2022129936 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 NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ALSO BEING A PORTION OF THE PARCEL OF LAND DESCRIBED IN THE DEED RECORDED JULY 11, 2019 AT RECEPTION NO. 2019089557, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 10.00 FEET, BOTH AT RIGHT ANGLES, OF SAID PARCEL DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 2019089557, EXCEPT THE SOUTH 9.00 FEET OF SAID PARCEL DESCRIBED IN THE DEED, ALSO DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT AT THE INTERSECTION OF SOUTH BIRCH STREET AND EAST ARKANSAS AVENUE MONUMENTED BY A 1" AXLE IN A RANGE BOX; THENCE NORTH 35°12'16" WEST, A DISTANCE OF 60.63 FEET TO THE SOUTHEAST CORNER OF LOT 11 OF BLOCK 1, KIBLER ADDITION (SEPIA FILE 1 AT PAGE 129); THENCE NORTH 00°25'26" WEST, A DISTANCE OF 9.00 FEET TO A LINE PARALLEL WITH AND 9.00 FEET NORTHERLY, AT RIGHT ANGLES, OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST ARKANSAS AVENUE, ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°28'15" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 10.00 FEET TO A LINE PARALLEL WITH AND 10.00 EASTERLY, AT RIGHT ANGLES, OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH BIRCH STREET;

THENCE NORTH 00°25'26" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 254.44 FEET TO THE NORTH LINE OF SAID PARCEL DESCRIBED IN DEED RECORDED AT RECEPTION NO. 2019089557;

THENCE NORTH 89°28'15" EAST ALONG SAID NORTH LINE OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NO. 2019089557, A DISTANCE OF 10.00 FEET TO SAID WEST RIGHT-OF-WAY LINE;

THENCE SOUTH 00°25'26" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 254.44 FEET TO THE POINT OF BEGINNING;

THE ABOVE-DESCRIBED PARCEL CONTAINS 2,544 SQUARE FEET (0.058 ACRES), MORE OR LESS.

THE BEARINGS FOR THESE LAND DESCRIPTIONS ARE BASED ON THE 10-FOOT RANGE LINE IN SOUTH BIRCH STREET BETWEEN EAST ARKANSAS AVENUE AND EAST LOUISIANA AVENUE, BEING ASSUMED TO BEAR NORTH 00°33'23" WEST, A DISTANCE OF 690.93 FEET, FROM THE RANGE POINT AT THE INTERSECTION OF SOUTH BIRCH STREET AND EAST ARKANSAS AVENUE MONUMENTED BY A 1" AXLE IN A RANGE BOX, TO THE RANGE POINT AT THE INTERSECTION OF SOUTH BIRCH STREET AND EAST LOUISIANA AVENUE MONUMENTED BY 1" AXLE IN A RANGE BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.