

**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000221-001:**

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 13TH DAY OF NOVEMBER, 2008, AT RECEPTION NUMBER 2008154401 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF TRACT B-1, CP BEDROCK FILING NO. 1, SITUATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 21;  
THENCE NORTH 24°34'16" WEST, A DISTANCE OF 2,302.72 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT B-1, ALSO BEING THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 4, C.P. BEDROCK FILING NO. 8, AND THE POINT OF BEGINNING;  
THENCE NORTH 61°24'39" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 68.00 FEET TO THE MOST EASTERLY CORNER OF LOT 1, BLOCK 3, C.P. BEDROCK FILING NO. 8;  
THENCE NORTH 28°20'04" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT B-1 AND THE MOST SOUTHERLY CORNER OF LOT 1, BLOCK 1, C.P. BEDROCK FILING NO. 8;  
THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 61°24'39" EAST, A DISTANCE OF 67.17 FEET;
- 2) SOUTH 63°18'36" EAST, A DISTANCE OF 0.83 FEET TO THE MOST WESTERLY CORNER OF TRACT A, C.P. BEDROCK FILING NO. 8;

THENCE SOUTH 28°20'04" WEST, A DISTANCE OF 80.02 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5,440 SQUARE FEET OR 0.125 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS SHOWN ON C.P. BEDROCK FILING NO. 8, BEING MONUMENTED AT THE CENTER QUARTER CORNER BY A 2.5" ALUMINUM CAP, STAMPED: TOPOGRAPHIC 2016 PLS 25936, FLUSH WITH GROUND, AND BEING MONUMENTED AT THE WEST QUARTER CORNER BY A 2.5" ALUMINUM CAP, STAMPED: C.R. MOORE PLS 10945, IN RANGE BOX, BEARS NORTH 89°57'30" EAST.

**TOGETHER WITH:**

**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000221-002:**

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 13TH DAY OF NOVEMBER, 2008, AT RECEPTION NUMBER 2008154401 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 8.00 FEET WIDE AND BEING A PORTION OF TRACT B-1, CP BEDROCK FILING NO. 1, SITUATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 21;  
THENCE NORTH 13°53'29" WEST, A DISTANCE OF 1,516.85 FEET TO THE INTERSECTION OF THE SOUTH LINE OF SAID TRACT B-1, THE WEST RIGHT-OF-WAY LINE OF TELLURIDE ST, AS SHOWN ON SAID CP BEDROCK FILING NO. 1, AND THE POINT OF BEGINNING;  
THENCE NORTH 53°56'32" WEST ALONG THE SOUTH LINE OF SAID TRACT B-1, A DISTANCE OF 9.76 FEET TO A POINT OF NON-TANGENT CURVATURE AND THE NORTHEAST CORNER OF LOT 1, BLOCK 4, C.P. BEDROCK FILING NO. 8;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 92.90 FEET, SAID CURVE HAVING A RADIUS OF 968.00 FEET, A CENTRAL ANGLE OF 05°29'55", AND A CHORD WHICH BEARS NORTH 04°00'34" EAST A CHORD DISTANCE OF 92.86 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT B-1 AND THE SOUTHEAST CORNER OF TRACT A, C.P. BEDROCK FILING NO. 8;  
THENCE ALONG SAID NORTH LINE SOUTH 56°37'28" EAST, A DISTANCE OF 8.96 FEET TO A POINT OF NON-TANGENT CURVATURE AND A POINT ON SAID WEST RIGHT-OF-WAY LINE OF TELLURIDE ST;  
THENCE ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 93.69 FEET, SAID CURVE HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 05°35'31", AND A CHORD WHICH BEARS SOUTH 03°43'24" WEST A CHORD DISTANCE OF 93.65 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 746 SQUARE FEET OR 0.017 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS SHOWN ON C.P. BEDROCK FILING NO. 8, BEING MONUMENTED AT THE CENTER QUARTER CORNER BY A 2.5" ALUMINUM CAP, STAMPED: TOPOGRAPHIC 2016 PLS 25936, FLUSH WITH GROUND, AND BEING MONUMENTED AT THE WEST QUARTER CORNER BY A 2.5" ALUMINUM CAP, STAMPED: C.R. MOORE PLS 10945, IN RANGE BOX, BEARS NORTH 89°57'30" EAST.