

**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000154-001:**

**LEGAL DESCRIPTION – STREET PARCEL # 1**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 22ND DAY OF JANUARY, 2025, AT RECEPTION NUMBER 2025005022 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN BLOCK 16 PER THE UNIVERSITY PARK AMENDED MAP, IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** ASSUMING THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 25, BEING MONUMENTED AT THE NORTHEAST CORNER BY A NO. 6 REBAR WITH A 2-1/2 INCH ALUMINUM CAP STAMPED "PLS 23524" AND AT THE EAST QUARTER CORNER BY A 3-1/4 INCH ALUMINUM CAP STAMPED "PLS 11434" ASSUMED TO BEAR SOUTH 00°22'19" EAST, A DISTANCE OF 2643.56 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**COMMENCING** AT SAID NORTHEAST CORNER OF SECTION 25:

THENCE SOUTH 00°22'19" EAST ON SAID EAST LINE OF THE NORTHEAST QUARTER A DISTANCE OF 668.43 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND PER RECEPTION NO. 2022144128, ALSO BEING THE NORTHEAST CORNER OF PARCEL 'I' AS SHOWN ON THE BUCHTEL CORRIDOR IMPROVEMENT SURVEY PLAT, RECEPTION NO. L000988;

THENCE NORTH 79°38'11" WEST A DISTANCE OF 110.48 FEET ON THE NORTH LINE OF SAID PARCEL PER REC NO. 2022144128, ALSO BEING THE NORTH LINE OF SAID PARCEL 'I', TO THE **POINT OF BEGINNING**;

THENCE NORTH 79°38'11" WEST ON SAID NORTH LINE, A DISTANCE OF 10.83 FEET TO A NON-TANGENT CURVE;

THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT 42.11 FEET, SAID CURVE HAVING A RADIUS OF 40.00 FEET, A DELTA OF 60°19'02", AND BEING SUBTENDED BY A CHORD BEARING NORTH 29°47'12" EAST A DISTANCE OF 40.19 FEET TO A POINT OF TANGENCY;

THENCE NORTH 00°22'19" WEST, A DISTANCE OF 211.65 FEET TO THE NORTH LINE OF A PARCEL OF LAND PER RECEPTION NO. 2022102632;

THENCE SOUTH 40°20'54" WEST ON SAID NORTH LINE OF A PARCEL OF LAND PER REC NO. 2022102632 TO THE NORTHWEST CORNER OF A PARCEL OF LAND CONVEYED TO THE CITY AND COUNTY OF DENVER PER REC NO. 2007024845, A DISTANCE OF 14.01 FEET;

THENCE SOUTH 00°22'19" WEST ON THE WEST LINE OF SAID PARCEL OF LAND CONVEYED TO THE CITY AND COUNTY OF DENVER TO THE SOUTH LINE OF SAID BLOCK 16, A DISTANCE OF 208.11 FEET;

THENCE SOUTH 31°43'25" WEST ON SAID WEST LINE OF A PARCEL OF LAND CONVEYED TO THE CITY AND COUNTY OF DENVER, A DISTANCE OF 34.91 FEET TO SAID NORTH LINE

OF SAID PARCEL PER REC NO. 2022144128 AND PARCEL 'I', SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

SAID PARCEL OF LAND CONTAINS 2,147 SQ. FT. OR 0.05 ACRES, MORE OR LESS.

**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000154-002:**

**LEGAL DESCRIPTION – STREET PARCEL # 2**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 22ND DAY OF JANUARY, 2025, AT RECEPTION NUMBER 2025005022 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE PARCEL OF LAND DESCRIBED IN REC. NO. 2022144128 IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** ASSUMING THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 25, BEING MONUMENTED AT THE NORTHEAST CORNER BY A NO. 6 REBAR WITH A 2-1/2 INCH ALUMINUM CAP STAMPED "PLS 23524" AND AT THE EAST QUARTER CORNER BY A 2-1/2 INCH ALUMINUM CAP STAMPED "PLS 11434" TO BEAR SOUTH 00°22'19" EAST, A DISTANCE OF 2643.56 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**COMMENCING** AT SAID NORTHEAST CORNER OF SECTION 25:

THENCE SOUTH 00°22'19" EAST ON SAID EAST LINE OF THE NORTHEAST QUARTER A DISTANCE OF 668.43 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND PER RECEPTION NO. 2022144128, ALSO BEING THE NORTHEAST CORNER OF PARCEL 'I' AS SHOWN ON THE BUCHTEL CORRIDOR IMPROVEMENT SURVEY PLAT, RECEPTION NO. L000988;

THENCE NORTH 79°38'11" WEST A DISTANCE OF 110.48 FEET ON THE NORTH LINE OF SAID PARCEL PER REC NO. 2022144128, ALSO BEING THE NORTH LINE OF SAID PARCEL 'I', TO THE **POINT OF BEGINNING**;

THENCE ON THE BOUNDARY OF A PARCEL OF LAND PER RECEPTION NO. 1998171709, THE FOLLOWING EIGHT COURSES:

1. SOUTH 44°37'08" WEST A DISTANCE OF 16.94 FEET TO A POINT OF CURVATURE;
2. ON THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 45°00'01", A RADIUS OF 14.50 FEET, AN ARC LENGTH OF 11.39 FEET, THE CHORD OF WHICH BEARS SOUTH 67°07'09" WEST A DISTANCE OF 11.10 FEET TO A POINT OF TANGENCY;
3. SOUTH 89°37'09" WEST A DISTANCE OF 199.55 FEET TO A POINT OF CURVATURE;
4. ON THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10°44'40", A RADIUS OF 566.02 FEET, AN ARC LENGTH OF 106.14 FEET, THE CHORD OF WHICH BEARS NORTH 85°00'31" WEST A DISTANCE OF 105.99 FEET TO A POINT OF TANGENCY;

5. NORTH 79°38'11" WEST A DISTANCE OF 38.24 FEET;
6. SOUTH 60°38'46" WEST A DISTANCE OF 7.50 FEET;
7. SOUTH 79°38'11" EAST A DISTANCE OF 412.28 FEET;
8. NORTH 00°23'26" WEST A DISTANCE OF 73.29 FEET TO THE NORTH LINE OF SAID PARCEL 'I';

THENCE SOUTH 79°38'11" EAST ON SAID NORTH LINE OF PARCEL 'I', A DISTANCE OF 76.28 FEET TO THE SAID EAST LINE OF SECTION 25;

THENCE SOUTH 00°22'19" EAST ON SAID EAST LINE OF SECTION 25, A DISTANCE OF 101.78 FEET TO THE SOUTH LINE OF SAID PARCEL 'I';

THENCE NORTH 79°38'11" WEST ON SAID SOUTH LINE OF PARCEL 'I', A DISTANCE OF 520.91 FEET TO THE WEST LINE OF SAID PARCEL OF LAND PER REC. NO. 2022144128;

THENCE NORTH 10°25'18" EAST A DISTANCE OF 47.79 FEET TO A POINT ON SAID WEST LINE, SAID POINT LIES SOUTH 10°25'18" WEST A DISTANCE OF 52.21 FEET FROM THE NORTHWEST CORNER OF SAID PARCEL OF LAND PER REC. NO. 2022144128;

THENCE SOUTH 79°38'11" A DISTANCE OF 71.02 FEET TO A POINT OF CURVATURE;

THENCE ON THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°44'40", A RADIUS OF 551.02 FEET, AN ARC LENGTH OF 103.33 FEET, THE CHORD OF WHICH BEARS NORTH 85°00'31" WEST A DISTANCE OF 103.18 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 00°22'51" EAST A DISTANCE OF 2.00 FEET;

THENCE NORTH 89°37'09" EAST A DISTANCE OF 191.34 FEET TO A POINT OF CURVATURE;

THENCE ON THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 29°40'26", A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 20.72 FEET, THE CHORD OF WHICH BEARS NORTH 74°46'56" EAST A DISTANCE OF 20.49 FEET TO A POINT OF NON-TANGENCY ON THE NORTH LINE OF SAID PARCEL 'I';

THENCE SOUTH 79°38'11" EAST ON SAID NORTH LINE OF PARCEL 'I', A DISTANCE OF 10.83 FEET; TO THE **POINT OF BEGINNING**.

SAID DESCRIBED PARCEL OF LAND CONTAINS 25,607 SQ. FT. OR 0.59 ACRES, MORE OR LESS.