

PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000117-001:

LAND DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 31ST DAY OF AUGUST 2018, AT RECEPTION NUMBER 2018111151 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 19 THROUGH 21 INCLUSIVE OF BLOCK 2 OF BLOCKS 1 TO 40 OF BERKELEY, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 19, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID BLOCK 2, FROM WHENCE THE SOUTHEAST CORNER OF SAID BLOCK 2 BEARS NORTH 89°37'57" EAST A DISTANCE OF 265.87 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;

THENCE ALONG THE WEST LINE OF SAID LOT 19, NORTH 00°03'39" WEST, 11.00 FEET TO A POINT 11.00 FEET DISTANT FROM THE SOUTH LINE OF SAID BLOCK 2;
THENCE LEAVING SAID WEST LINE, PARALLEL TO AND 11.00 FEET DISTANT FROM SAID SOUTH LINE, NORTH 89°37'57" EAST, 79.78 FEET TO THE EAST LINE OF SAID LOT 21;
THENCE ALONG SAID EAST LINE, SOUTH 00°03'39" EAST, 11.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID BLOCK 2; THENCE ALONG SAID SOUTH LINE OF SAID BLOCK 2, SOUTH 89°37'57" WEST, 79.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 878 SQUARE FEET OR 0.020 ACRES OF LAND, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000117-002:

LAND DESCRIPTION – ALLEY PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 31ST DAY OF AUGUST 2018, AT RECEPTION NUMBER 2018111151 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 19 THROUGH 21 INCLUSIVE OF BLOCK 2 OF BLOCKS 1 TO 40 OF BERKELEY, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID BLOCK 2, FROM WHENCE THE SOUTHEAST CORNER OF SAID BLOCK 2 BEARS NORTH 89°37'57" EAST A DISTANCE OF 265.87 FEET, WITH ALL

BEARINGS HEREIN RELATED THERETO;

THENCE ALONG THE WEST LINE OF SAID LOT 19, NORTH 00°03'39" WEST, 124.24 FEET TO A POINT 13.00 FEET DISTANT FROM THE NORTHWEST CORNER OF SAID LOT 19, AND BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 00°03'39" WEST, 3.00 FEET TO A POINT 10.00 FEET DISTANT FROM SAID NORTHWEST CORNER;

THENCE LEAVING SAID WEST LINE, PARALLEL TO AND 10.00 FEET DISTANT FROM THE NORTH LINE OF SAID LOT 19, SOUTH 89°58'50" EAST, 79.78 FEET TO A POINT ON THE EAST LINE OF SAID LOT 21;

THENCE ALONG SAID EAST LINE, SOUTH 00°03'39" EAST, 3.00 FEET TO A POINT 13.00 FEET DISTANT FROM SAID NORTH LINE OF SAID LOT 21;

THENCE LEAVING SAID EAST LINE, PARALLEL TO AND 13.00 FEET DISTANT FROM SAID NORTH LINE, NORTH 89°58'50" WEST, 79.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 239 SQUARE FEET OR 0.005 ACRES OF LAND, MORE OR LESS.