

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000151-001:

LAND DESCRIPTION - ALLEY PARCEL NO. 1

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 20TH DAY OF JANUARY, 2022, AT RECEPTION NUMBER 2022009142 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 LOTS 14, 15 AND A PORTION OF THE 25.00 FOOT PLATTED ALLEY IN BLOCK 2 OF HUNT'S ADDITION TO DENVER, SAID ALLEY SUBSEQUENTLY VACATED BY ORDINANCE NO. 306 SERIES OF 1979 RECORDED JUNE 14, 1979 IN BOOK 1948 AT PAGE 140, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 4, 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 WITH BEARINGS REFERENCED TO THE 20.50 FOOT RANGE LINE LYING IN W. 14TH STREET AS SHOWN ON THE ATTACHED EXHIBIT, MONUMENTED ON THE EAST END BY A CHISELED CROSS ON STONE IN A MONUMENT BOX AND ON THE WEST END BY A 3-1/2" ALUMINUM CAP STAMPED "PLS 16406" IN A MONUMENT WELL, ASSUMED TO BEAR NORTH 89°45'51" WEST 389.87 FEET;

COMMENCE AT THE WEST END OF SAID RANGE LINE; THENCE NORTH 23°13'14" EAST A DISTANCE OF 343.58 FEET TO A POINT ON THE NORTH LINE OF THE ALLEY AS ESTABLISHED BY ORDINANCE 651 SERIES, OF 1982 RECORDED JANUARY 26, 1983 IN THE RECORDS OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF DENVER IN BOOK 2736 AT PAGE 119 AND THE **POINT OF BEGINNING**;

THENCE NORTH 67°16'28" EAST, A DISTANCE OF 28.23 FEET;

THENCE SOUTH 89°43'37" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST LINE OF LOT 39, SAID BLOCK 2;

THENCE SOUTH 00°12'14" WEST COINCIDENT WITH THE WEST LINE OF SAID LOT 39, A DISTANCE OF 2.00 FEET TO THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID ALLEY ESTABLISHED BY ORDINANCE 651 SERIES OF 1982;

THENCE COINCIDENT WITH THE NORTHERLY LINES OF SAID ALLEY AND SAID EXTENSION THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 89°43'37" WEST, A DISTANCE OF 45.00 FEET;
2. THENCE SOUTH 53°10'22" WEST, A DISTANCE OF 14.97 FEET;
3. THENCE NORTH 89°43'37" WEST, A DISTANCE OF 29.05 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 345 SQUARE FEET, OR 0.0079 ACRES, MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000151-002:

LAND DESCRIPTION - ALLEY PARCEL NO. 2

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 20TH DAY OF JANUARY, 2022, AT RECEPTION NUMBER 2022009142 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 LOT 15, BLOCK 2, HUNT'S ADDITION TO DENVER, SAID PARCEL LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE 20.50 FOOT RANGE LINE LYING IN W. 14TH STREET AS SHOWN ON THE ATTACHED EXHIBIT, MONUMENTED ON THE EAST END BY A CHISELED CROSS ON STONE IN A MONUMENT BOX AND ON THE WEST END BY A 3-1/2" ALUMINUM CAP STAMPED "PLS 16406" IN A MONUMENT WELL, ASSUMED TO BEAR NORTH 89°45'51" WEST 389.87 FEET;

COMMENCE AT THE WEST END OF SAID 20.50 FOOT RANGE LINE; THENCE NORTH 09°52'53" EAST A DISTANCE OF 299.63 FEET TO THE SOUTHWEST CORNER OF LOT 15 AND THE **POINT OF BEGINNING**;

THENCE NORTH 00°10'41" EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 15, A DISTANCE OF 4.97 FEET TO THE SOUTH LINE OF THAT PARTICULAR PARCEL DEDICATED AS A PUBLIC ALLEY BY ORDINANCE NO. 651, SERIES OF 1982 RECORDED

JANUARY 26, 1983 IN THE RECORDS OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF DENVER IN BOOK 2736 AT PAGE 119;

THENCE COINCIDENT WITH THE SOUTHERLY LINES OF SAID ALLEY THE FOLLOWING TWO (2) COURSES:

1. THENCE SOUTH 89°43'37" EAST, COINCIDENT WITH A LINE BEING 4.97 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 142.72 FEET;
2. THENCE SOUTH 55°20'20" WEST A DISTANCE OF 8.80 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15, BLOCK 2;

THENCE NORTH 89°43'37" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 15 A DISTANCE OF 149.97 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 727 SQUARE FEET (0.01670 ACRES), MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000151-003:

LAND DESCRIPTION - STREET PARCEL NO. 3

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 20TH DAY OF JANUARY, 2022, AT RECEPTION NUMBER 2022009142 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION LOTS 1 THROUGH 13, BLOCK 2 OF HUNT'S ADDITION TO DENVER, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 4, 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 WITH BEARINGS REFERENCED TO THE 20.50 FOOT RANGE LINE LYING IN W. 14TH STREET AS SHOWN ON THE ATTACHED EXHIBIT, MONUMENTED ON THE EAST END BY A CHISELED CROSS ON STONE IN A MONUMENT BOX AND ON THE WEST END BY A 3-1/2" ALUMINUM CAP STAMPED "PLS 16406" IN A MONUMENT WELL, ASSUMED TO BEAR NORTH 89°45'51" WEST 389.87 FEET;

COMMENCE AT THE WEST END OF SAID 20.50 FOOT RANGE LINE; THENCE NORTH 05°52'24" EAST A DISTANCE OF 508.89 FEET TO A POINT ON THE WEST LINE OF LOT 13, BLOCK 2, SAID HUNT'S ADDITION TO DENVER, LYING 14.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 13, AND THE **POINT OF BEGINNING**;

THENCE NORTH 00°10'41" EAST COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 4.00 FEET TO THE SOUTHERLY CORNER OF THAT PARTICULAR PARCEL OF RIGHT-OF-WAY AS DESCRIBED IN ORDINANCE 842, SERIES OF 2016;

THENCE NORTH 45°11'22" EAST, COINCIDENT WITH THE SOUTHEASTERLY LINE OF SAID RIGHT-OF-WAY PARCEL, A DISTANCE OF 14.14 FEET TO THE NORTH LINE OF BLOCK 2 HUNT'S ADDITION TO DENVER;

THENCE SOUTH 89°47'58" EAST, COINCIDENT WITH THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 309.84 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 2;

THENCE SOUTH 00°10'31" WEST, COINCIDENT WITH THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 14.00 FEET;

THENCE NORTH 89°47'58" WEST, COINCIDENT WITH A LINE BEING 14.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 319.84 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 4,428 SQUARE FEET, OR 0.1016 ACRES, MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.