

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000020-001:

LAND DESCRIPTION - STREET PARCEL #1:

THAT PARCEL OF LAND AS DESCRIBED IN EXHIBIT "A" IN SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 20TH DAY OF MAY, 2020, AT RECEPTION NUMBER 2020067967 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF BLOCKS 6 AND 7, WARREN'S UNIVERSITY HEIGHTS, AND A PORTION OF VACATED SOUTH CHERRY STREET RIGHT-OF-WAY, AS RECORDED AT ORDINANCE NO. 20191064, LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST-WEST CENTERLINE OF SAID SECTION 30 TO BEAR NORTH 89°32'22" EAST, A DISTANCE OF 2550.37 FEET BETWEEN A FOUND 3 1/4" ALUMINUM CAP STAMPED "COLORADO DEPARTMENT OF HIGHWAYS T4S 1/4 R68W R67W S25 S30 1991 PLS 11434" IN A RANGE BOX AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND A FOUND 2 1/2" ALUMINUM CAP STAMPED "P.W.S.I. T4S R67W C1/4 S30 2002 LS 28669" IN A RANGE BOX AT THE CENTER QUARTER CORNER OF SAID SECTION 30, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID WEST QUARTER CORNER; THENCE NORTH 65°42'53" EAST, A DISTANCE OF 1710.11 FEET TO THE SOUTHWESTERLY CORNER OF BLOCK 6, WARREN'S UNIVERSITY HEIGHTS; THENCE ALONG THE SOUTHERLY LINE OF LOT 24, BLOCK 6, NORTH 89°30'55" EAST, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG A LINE PARALLEL WITH AND 2.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID BLOCK 6, NORTH 00°18'07" WEST, A DISTANCE OF 2.00 FEET; THENCE ALONG A LINE PARALLEL WITH AND 2.0 FEET NORTHERLY OF THE NORTHERLY RIGHT-OF-WAY LINE OF EAST WARREN AVENUE, NORTH 89°30'55" EAST, A DISTANCE OF 604.03 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF INTERSTATE 25 RIGHT-OF-WAY; THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTH 33°26'59" EAST, A DISTANCE OF 2.38 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST WARREN AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89°30'55" WEST, A DISTANCE OF 605.33 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,209 SQ. FT. OR 0.03 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000020-002:

THAT PARCEL OF LAND AS DESCRIBED IN EXHIBIT "B" IN SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 20TH DAY OF MAY, 2020, AT RECEPTION NUMBER 2020067967 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

LAND DESCRIPTION - STREET PARCEL #2:

THE WESTERLY 2.00 FEET OF LOTS 13 TO 24 AND THE WESTERLY 2.00 FEET OF THE SOUTHERLY 15.95 FEET OF LOT 12, BLOCK 6, WARREN'S UNIVERSITY HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO;

CONTAINING 634 SQ. FT. OR 0.01 ACRES, MORE OR LESS.