

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000090-001:

LEGAL DESCRIPTION - STREET PARCEL NO. 1

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF JANUARY, 2024, AT RECEPTION NUMBER 2024000140 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 THE SPECIAL WARRANTY DEEDS RECORDED AT RECEPTION NO'S. 2020163043 AND 2020163044 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 8; THENCE S11°34'59"W A DISTANCE OF 1747.59 FEET TO A POINT ON THE WESTERLY LINE OF SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020163044 AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH OLIVE STREET SAID POINT BEING THE POINT OF BEGINNING;

THENCE 102.16 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 384.00 FEET, CENTRAL ANGLE OF 15°14'36" AND A CHORD WHICH BEARS S07°54'25"E A DISTANCE OF 101.86 FEET; THENCE ALONG A LINE THAT IS 13.50 FEET EASTERLY AND PARALLEL TO THE WESTERLY LINE OF SAID PROPERTY RECORDED AT RECEPTION NUMBER 2020163043, S00°17'07"E A DISTANCE OF 273.31 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020163043 AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST CHENANGO AVENUE; THENCE ALONG SAID SOUTHERLY AND NORTHERLY LINES, 13.51 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 789.00 FEET, A CENTRAL ANGLE OF 00°58'52" AND A CHORD WHICH BEARS N89°49'24"W A DISTANCE OF 13.51 FEET TO THE SOUTHWEST CORNER OF SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020163043 AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH OLIVE STREET; THENCE ALONG THE WESTERLY LINES OF SAID SPECIAL WARRANTY DEEDS AND SAID EASTERLY RIGHT-OF-WAY LINE, N00°17'07"W A DISTANCE OF 374.16 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4,604 SQUARE FEET (0.106 ACRES) MORE OR LESS.

ALL LINEAL DIMENSIONS ARE US SURVEY FEET.

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000090-002:

LEGAL DESCRIPTION - STREET PARCEL NO. 2

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF JANUARY, 2024, AT RECEPTION NUMBER 2024000140 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 THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020163043 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 8; THENCE S09°09'32"W A DISTANCE OF 2108.07 FEET TO A POINT ON A LINE THAT IS 13.50 FEET EASTERLY AND PARALLEL TO THE WESTERLY

LINE OF SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020163043 SAID POINT BEING THE POINT OF BEGINNING;

THENCE 154.02 ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 794.00 FEET, A CENTRAL ANGLE OF 11°06'52" AND A CHORD WHICH BEARS S83°46'54"E A DISTANCE OF 153.78 FEET TO A POINT OF REVERSE CURVATURE; THENCE 144.45 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 706.00 FEET, A CENTRAL ANGLE OF 11°43'24" AND A CHORD WHICH BEARS S84°05'10"E A DISTANCE OF 144.20 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020163043 AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST CHENANGO AVENUE; THENCE ALONG SAID SOUTHERLY AND NORTHERLY LINES THE FOLLOWING THREE (3) CONSECUTIVE COURSES: 1) 16.36 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 37°29'31" AND A CHORD WHICH BEARS S72°32'29"W A DISTANCE OF 16.07 FEET TO A POINT OF COMPOUND CURVATURE; 2) THENCE 130.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 711.00 FEET, A CENTRAL ANGLE OF 10°29'18" AND A CHORD WHICH BEARS N83°28'07"W A DISTANCE OF 129.97 FEET TO A POINT OF REVERSE CURVATURE; 3) THENCE 152.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 789.00 FEET, A CENTRAL ANGLE OF 11°06'30" AND A CHORD WHICH BEARS N83°46'43"W A DISTANCE OF 152.73 FEET TO A POINT ON A LINE THAT IS 13.50 FEET EASTERLY AND PARALLEL TO THE WESTERLY LINE OF SAID PROPERTY RECORDED AT RECEPTION NUMBER 2020163043; THENCE ALONG SAID PARALLEL LINE, N00°17'07"W A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,468 SQUARE FEET (0.034 ACRES) MORE OR LESS.

ALL LINEAL DIMENSIONS ARE US SURVEY FEET.

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000090-003:

LEGAL DESCRIPTION - STREET PARCEL NO. 3

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF JANUARY, 2024, AT RECEPTION NUMBER 2024000140 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 THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020163043 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 8; THENCE ALONG THE EASTERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 8, S00°18'04"W A DISTANCE OF 1778.35; THENCE S89°41'56"W A DISTANCE OF 44.22 FEET TO A POINT ON THE EASTERLY LINE OF SAID SPECIAL WARRANTY DEED AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH QUEBEC STREET SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY AND WESTERLY LINES THE FOLLOWING FIVE (5) CONSECUTIVE COURSES: 1) 30.96 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 188.00, A CENTRAL ANGLE OF 09°26'10" AND CHORD WHICH BEARS S06°08'41"E A DISTANCE OF 30.93 FEET; 2) THENCE S00°03'42"E A DISTANCE OF 50.67 FEET; 3) THENCE N89°21'10"E A DISTANCE OF 1.28 FEET; 4) THENCE S00°18'04"E A DISTANCE OF 232.45 FEET; 5) THENCE 16.09 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 36°53'00" AND

CHORD WHICH BEARS S18°07'38"W A DISTANCE OF 15.82 FEET; THENCE N00°18'04"W A DISTANCE OF 328.88 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SPECIAL WARRANTY DEED; THENCE ALONG SAID NORTHERLY LINE, N89°41'56"E A DISTANCE OF 0.78 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,492 SQUARE FEET (0.034 ACRES) MORE OR LESS.

ALL LINEAL DIMENSIONS ARE US SURVEY FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 8 ASSUMED TO BEAR N00°18'04"W AND BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP PLS #28666 IN RANGE BOX AT THE SOUTHEAST CORNER OF SAID SECTION 8 AND THE POSITION OF THE EAST QUARTER CORNER OF SAID SECTION 8 AS ESTABLISHED FROM THE 190 FOOT WITNESS CORNER TO THE NORTH BEING A FOUND 3-1/4" ALUMINUM CAP PLS #22103 AND A 170 FOOT WITNESS CORNER TO THE WEST BEING A 3-1/4" ALUMINUM CAP PLS #24673.