

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000038-001:

LAND DESCRIPTION - STREET PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF NOVEMBER, 2021, AT RECEPTION NUMBER 2021209263 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 1, BLOCK 5, OVERLAND PARK SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND SITUATED IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND AXLE IN RANGE BOX AT THE INTERSECTION OF ACOMA STREET AND ARKANSAS AVENUE FROM WHENCE A FOUND 2.5" ALUMINUM CAP IN RANGE BOX "ILLEGIBLE" AT THE INTERSECTION OF BROADWAY AND ARKANSAS AVENUE BEARS NORTH 89°34'45" EAST, A DISTANCE OF 275.60 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 21°46'18" EAST, A DISTANCE OF 26.84 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING;

THENCE NORTH 89°34'45" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 122.88 FEET;

THENCE SOUTH 00°06'04" WEST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 89°34'45" WEST, PARALLEL AND 2.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 122.88 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1;

THENCE NORTH 00°06'04" EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 2.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING;

CONTAINING 246 SQUARE FEET OR 0.006 ACRES MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000038-002:

LAND DESCRIPTION - STREET PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF NOVEMBER, 2021, AT RECEPTION NUMBER 2021209263 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 1, BLOCK 5, OVERLAND PARK SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND SITUATED IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND AXLE IN RANGE BOX AT THE INTERSECTION OF ACOMA STREET AND ARKANSAS AVENUE FROM WHENCE A FOUND 2.5" ALUMINUM CAP IN RANGE BOX "ILLEGIBLE" AT THE INTERSECTION OF BROADWAY AND ARKANSAS AVENUE BEARS NORTH 89°34'45" EAST, A DISTANCE OF 275.60 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 21°46'18" EAST, A DISTANCE OF 26.84 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE SOUTH 00°06'04" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°34'45" EAST, PARALLEL AND 2.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 3.91 FEET;

THENCE SOUTH 00°09'51" WEST, A DISTANCE OF 1.45 FEET;

THENCE SOUTH 26°43'45" WEST, A DISTANCE OF 8.72 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1;

THENCE NORTH 00°06'04" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 9.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 21 SQUARE FEET

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000038-003:

LAND DESCRIPTION - ALLEY PARCEL #3:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF NOVEMBER, 2021, AT RECEPTION NUMBER 2021209263 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 1 THROUGH 7, BLOCK 5, OVERLAND PARK SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND SITUATED IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND AXLE IN RANGE BOX AT THE INTERSECTION OF ACOMA STREET AND ARKANSAS AVENUE FROM WHENCE A FOUND 2.5" ALUMINUM CAP IN RANGE BOX "ILLEGIBLE" AT THE INTERSECTION OF BROADWAY AND ARKANSAS AVENUE BEARS NORTH 89°34'45" EAST, A DISTANCE OF 275.60 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 21°46'18" EAST, A DISTANCE OF 26.84 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 89°34'45" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 122.88 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°34'45" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 2.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 00°06'04" WEST ALONG THE EAST LINE OF SAID LOTS 1 THROUGH 7, A DISTANCE OF 185.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7;

THENCE SOUTH 89°34'45" WEST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°06'04" EAST PARALLEL AND 2.00 FEET WEST OF THE EAST LINE OF SAID LOTS 1 THROUGH 7, A DISTANCE OF 185.00 TO THE POINT OF BEGINNING.

CONTAINING 370 SQUARE FEET OR 0.008 ACRES MORE OR LESS.