PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000099-001:

LAND DESCRIPTION - STREET PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 16TH DAY OF NOVEMBER, 2021, AT RECEPTION NUMBER 2021212699 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 33, 34, 35, 36, 37 AND 38, BLOCK 9, FIRST ADDITION TO IRONTON, RECORDED JUNE 8, 1881, IN MAP BOOK 2 AT PAGE 89, IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE; LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE 20' RANGE LINE IN BRIGHTON BOULEVARD BETWEEN 36TH STREET AND 38TH STREET, AND IS ASSUMED TO BEAR NORTH 44°57'51" EAST, BEING MONUMENTED ON THE SOUTH END BY A 2.5"ALUMINUM CAP STAMPED "LS 29425" IN A RANGE BOX AND ON THE NORTH END BY A 2.5" ALUMINUM CAP STAMPED "LS 29425" IN A RANGE BOX.

BEGINNING AT THE SOUTH CORNER OF SAID LOT 33, THENCE NORTH 44°56'28" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 33 AND ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID 36TH STREET, A DISTANCE OF 7.00 FEET;

THENCE NORTH 44°57'51" EAST, A DISTANCE OF 150.07 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 38;

THENCE SOUTH 44°57'30" EAST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 7.00 TO THE EAST CORNER OF SAID LOT 38 AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID BRIGHTON BOULEVARD;

THENCE SOUTH 44°57'51" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTHEASTERLY BOUNDARY LINES OF SAID LOTS 33 THROUGH 38, A DISTANCE OF 150.07 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,051 SQUARE FEET OR 0.0241 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000099-002:

LAND DESCRIPTION - ALLEY PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 16TH DAY OF NOVEMBER, 2021, AT RECEPTION NUMBER 2021212699 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 33, 34, 35, 36, 37 AND 38, BLOCK 9, FIRST ADDITION TO IRONTON, RECORDED JUNE 8, 1881, IN MAP BOOK 2 AT PAGE 89, IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE; LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE 20' RANGE LINE IN BRIGHTON BOULEVARD BETWEEN 36TH STREET AND 38TH STREET, AND IS ASSUMED TO BEAR NORTH 44°57'51" EAST, BEING MONUMENTED ON THE SOUTH END BY A 2.5"ALUMINUM CAP STAMPED "LS 29425" IN A RANGE BOX AND ON THE NORTH END BY A 2.5" ALUMINUM CAP STAMPED "LS 29425" IN A RANGE BOX.

BEGINNING AT THE WEST CORNER OF SAID LOT 33, THENCE NORTH 44°56'29" EAST, ALONG THE NORTHWESTERLY BOUNDARY LINES OF SAID LOTS 33 THROUGH 38, A DISTANCE OF 150.04 FEET TO THE NORTH CORNER OF SAID LOT 38;

THENCE SOUTH 44°57'30" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 38, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 44°56'29" WEST, A DISTANCE OF 150.04 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 33 AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID 36TH STREET;

THENCE NORTH 44°56'28" WEST, ALONG SAID SOUTHWESTERLY LINE AND SAID RIGHT-OF-WAY, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 300 SQUARE FEET OR 0.0069 ACRES, MORE OR LESS.