

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000082-001:

LAND DESCRIPTION - STREET PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 7TH DAY OF DECEMBER, 2021, AT RECEPTION NUMBER 2021223445 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 4, BLOCK 1, UNIVERSITY HILLS CENTER SUBDIVISION RECORDED IN MAP BOOK 32, AT PAGE 44 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SITUATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4, WHENCE THE WESTERLY BOUNDARY OF SAID LOT 4, BLOCK 1 BEARS NORTH 00°18'21" WEST, A DISTANCE OF 226.73 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 00°18'21" WEST, A DISTANCE OF 2.01 FEET TO A LINE PARALLEL WITH AND 2.00 FEET NORTHERLY OF THE SOUTHERLY BOUNDARY OF SAID LOT 4;

THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG SAID PARALLEL LINE, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 84°41'13" EAST, A DISTANCE OF 222.04 FEET;
2. NORTH 89°29'19" EAST, A DISTANCE OF 12.56 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 4;

THENCE DEPARTING SAID PARALLEL LINE ALONG THE EASTERLY AND SOUTHERLY BOUNDARY OF SAID LOT 4, THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°18'21" EAST, A DISTANCE OF 2.00 FEET;
2. SOUTH 89°29'19" WEST, A DISTANCE OF 12.66 FEET;
3. NORTH 84°41'13" WEST, A DISTANCE OF 221.94 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.011 ACRES, (469 SQUARE FEET), MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000082-002:

LAND DESCRIPTION - STREET PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 7TH DAY OF DECEMBER, 2021, AT RECEPTION NUMBER 2021223445 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 4, BLOCK 1, UNIVERSITY HILLS CENTER SUBDIVISION RECORDED IN MAP BOOK 32, AT PAGE 44 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SITUATED IN

THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 1, WHENCE THE WESTERLY BOUNDARY OF SAID LOT 4, BEARS SOUTH 00°18'21" EAST, A DISTANCE OF 226.73 FEET WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 4, BLOCK 1, NORTH 89°41'40" EAST, A DISTANCE OF 3.00 FEET TO A LINE PARALLEL WITH AND 3.00 FEET EASTERLY OF THE WESTERLY BOUNDARY OF SAID LOT 4;

THENCE DEPARTING SAID NORTHERLY BOUNDARY ALONG SAID PARALLEL LINE, SOUTH 00°18'21" EAST, A DISTANCE OF 45.12 FEET;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 02°42'49" WEST, A DISTANCE OF 56.96 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 4;

THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 00°18'21" WEST, A DISTANCE OF 101.99 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.005 ACRES, (221 SQUARE FEET), MORE OR LESS.