

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000002-001:

LEGAL DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 23RD DAY OF DECEMBER, 2024, AT RECEPTION NUMBER 2024117718 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 LOT 1, BLOCK 1, BELLEVIEW STATION FILING NO. 2, RECORDED AT RECEPTION NO. 2009095677 IN THE RECORDS OF THE DENVER COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY TERMINUS OF THAT CERTAIN COURSE HAVING A BEARING AND DISTANCE OF "NORTH 73°04'21" EAST, 328.17 FEET" ALONG THE NORTH BOUNDARY OF SAID LOT 1, BLOCK 1, BELLEVIEW STATION FILING NO. 2, BEING THE BASIS OF BEARINGS, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG SAID NORTH BOUNDARY OF SAID LOT 1, THE FOLLOWING TWO (2) COURSES:

1. NORTH 73°04'21" EAST, A DISTANCE OF 328.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 85.50 FEET;
2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°13'22", AN ARC LENGTH OF 22.72 FEET, TO A PROLONGATED LINE THAT IS 3.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF LOT 1;

THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID PARALLEL LINE, NON-TANGENT TO SAID CURVE, SOUTH 73°04'21" WEST, A DISTANCE OF 378.51 FEET TO SAID NORTH BOUNDARY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 81.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 35°43'25" EAST;

THENCE ALONG SAID NORTH BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°56'28", AN ARC LENGTH OF 28.37 FEET;
2. NON-TANGENT TO SAID CURVE, SOUTH 16°55'38" EAST, A DISTANCE OF 1.33 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.026 ACRES, (1,113 SQUARE FEET), MORE OR LESS.