

TWO (2) PARCELS OF LAND BEING A PORTION OF S. ACOMA STREET, MORE PARTICULARLY BEING A PART OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2021121182 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 27, TOWNSHIP 4 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 FOOT RANGE LINE LOCATED IN S. ACOMA STREET BETWEEN W. EVANS AVENUE AND W. WARREN AVENUE IS ASSUMED TO BEAR NORTH 00°15'38" WEST AND BEING MONUMENTED AT THE SOUTH END BY AN AXLE IN A RANGE BOX, AND AT THE NORTH END BY A 2.5" ALUMINUM CAP STAMPED "PLS 38035" IN CONCRETE.

PARCEL 1

COMMENCING AT THE INTERSECTION OF THE 20 FOOT RANGE LINE IN W. WARREN AVENUE WITH SAID 20 FOOT RANGE LINE IN S. ACOMA STREET; THENCE NORTH 60°59'41" EAST, A DISTANCE OF 50.18 FEET TO THE SOUTHEAST CORNER OF PARCEL 2 OF SAID SPECIAL WARRANTY DEED, BEING THE EASTERLY RIGHT-OF-WAY OF SAID S. ACOMA STREET; THENCE NORTH 00°15'38" WEST, ALONG SAID EASTERLY LINE OF SAID PARCEL 2 AND THE EASTERLY RIGHT-OF-WAY S. ACOMA STREET, A DISTANCE OF 166.08 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EASTERLY LINES, NORTH 89°44'22" WEST, A DISTANCE OF 1.63 FEET;
THENCE NORTH 00°15'38" WEST, A DISTANCE OF 21.76 FEET;
THENCE NORTH 89°44'22" EAST, A DISTANCE OF 1.63 FEET TO SAID EASTERLY LINES;
THENCE SOUTH 00°15'38" EAST, ALONG SAID EASTERLY LINES, A DISTANCE OF 21.76 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 35 SQUARE FEET OR 0.0008 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL 2

COMMENCING AT THE INTERSECTION OF THE 20 FOOT RANGE LINE IN W. WARREN AVENUE WITH SAID 20 FOOT RANGE LINE IN S. ACOMA STREET; THENCE NORTH 60°59'41" EAST, A DISTANCE OF 50.18 FEET TO THE SOUTHEAST CORNER OF PARCEL 2 OF SAID SPECIAL WARRANTY DEED, BEING THE EASTERLY RIGHT-OF-WAY OF SAID S. ACOMA STREET; THENCE NORTH 00°15'38" WEST, ALONG SAID THE EASTERLY LINE OF SAID PARCEL 2 AND THE EASTERLY RIGHT-OF-WAY S. ACOMA STREET, A DISTANCE OF 347.90 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EASTERLY LINES, SOUTH 89°44'22" WEST, A DISTANCE OF 1.59 FEET;
THENCE NORTH 00°15'38" WEST, A DISTANCE OF 23.74 FEET;
THENCE NORTH 89°44'22" EAST, A DISTANCE OF 1.59 FEET TO SAID EASTERLY LINES;

THENCE SOUTH 00°15'38" EAST, ALONG SAID EASTERLY LINES, A DISTANCE OF 23.74 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 38 SQUARE FEET OR 0.0009 ACRES, MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.