

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000112-001:

LAND DESCRIPTION - STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED MARCH 21, 2001 AT RECEPTION NUMBER 2001039918 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, THEREIN AS:

A PARCEL OF LAND FOR PUBLIC RIGHT-OF-WAY FOR 40TH AVENUE BEING A PART OF TRACT A, BLOCK 17 OF CONCORD FILING NO. 1 AND LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 19;

THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 19 S 89°44'25" W, 30.00 FEET TO THE WESTERLY ROW LINE OF CHAMBERS ROAD AND THE NORTHERLY ROW LINE OF 40TH AVENUE;

THENCE ALONG SAID SOUTH LINE AND SAID NORTHERLY ROW LINE OF 40TH AVENUE S 89°44'25" W, 120.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTH LINE AND SAID NORTHERLY ROW LINE S 89°44'25" W, 178.07 FEET;

THENCE LEAVING SAID NORTHERLY ROW LINE 90.52 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 45°05'51" AND A CHORD WHICH BEARS N 67°11'29" E, 88.20 FEET TO A POINT OF TANGENCY;

THENCE N 44°38'34" E 102.18 FEET TO A POINT OF CURVATURE;

THENCE 47.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 14°11'24" AND A CHORD WHICH BEARS N 51°44'16" E, 46.94 FEET TO EXISTING CITY AND COUNTY OF DENVER PARCEL (BOOK 3194, PAGE 6480);

THENCE ALONG SAID PARCEL S 06°42'43" W, 35.36 FEET ALONG A NON-TANGENT LINE;

THENCE LEAVING SAID PARCEL S 89°44'25" W, 8.55 FEET;

THENCE S 00°27'17" E, 100.00 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID PARCEL CONTAINS 0.21 ACRES (9,072 SQUARE FEET) MORE OR LESS.

BASIS OF BEARINGS BASED UPON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20 BEING N 89°52'04" E.