

TWO PARCELS OF LAND LOCATED IN NORTH GALAPAGO STREET, AND WEST 40TH AVENUE, AS DEDICATED BY 40TH AND FOX NORTH SUBDIVISION, AS RECORDED AT RECEPTION NO. 2024008830 IN THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 22, 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:** BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, ASSUMED TO BEAR SOUTH 00°11'02" WEST, A DISTANCE OF 2643.28 FEET, MONUMENTED AT THE WEST QUARTER CORNER OF SAID SECTION BY A 3.25" ALUMINUM CAP STAMPED "T3S, R69W, 1/4 21 | 22, PLS 17669 1986", FLUSH WITH GRADE AND AT THE SOUTHWEST CORNER OF SAID SECTION BY A 1" STEEL BAR IN CONCRETE

**PARCEL A:**

**COMMENCING** AT SAID WEST QUARTER CORNER OF SAID SECTION 22;

THENCE SOUTH 09°37'05" EAST, A DISTANCE OF 1814.24 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 3 OF SAID 40TH AND FOX NORTH SUBDIVISION;

THENCE COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF NORTH GALAPAGO STREET, SOUTH 00°10'22" WEST, A DISTANCE OF 26.57 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, SOUTH 00°10'22" WEST, A DISTANCE OF 16.00 FEET;

THENCE NORTH 89°49'38" WEST, A DISTANCE OF 64.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GALAPAGO STREET;

THENCE COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, NORTH 00°10'22" EAST, A DISTANCE OF 16.00 FEET;

THENCE SOUTH 89°49'38" EAST, A DISTANCE OF 64.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID NORTH GALAPAGO STREET, ALSO BEING THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 1,024 SQUARE FEET OR 0.0235 ACRES, MORE OR LESS.

**PARCEL B:**

**COMMENCING** AT SAID WEST QUARTER CORNER OF SAID SECTION 22;

THENCE SOUTH 09°37'05" EAST, A DISTANCE OF 1814.24 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 3 OF SAID 40TH AND FOX NORTH SUBDIVISION;

THENCE COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF WEST 40TH AVENUE, SOUTH 89°54'38" EAST, A DISTANCE OF 81.30 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°05'22" EAST, A DISTANCE OF 60.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID WEST 40TH AVENUE;

THENCE COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°54'38" EAST, A DISTANCE OF 16.00 FEET;

THENCE SOUTH 00°05'22" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST 40TH AVENUE;

THENCE COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°54'38" WEST, A DISTANCE OF 16.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 960 SQUARE FEET OR 0.0220 ACRES, MORE OR LESS.