

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000119-001:

LAND DESCRIPTION – STREET PARCEL

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF OCTOBER 2020, AT RECEPTION NUMBER 2020181015 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF THE NE 1/4 OF SECTION 20, T. 4 S., R. 68 W., 6TH P.M. CARLSON-MCCLELLAND-FREDERICS GREEN ACRES FILING NO. 1 BLOCK 9, LOT 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY AND COUNTY OF DENVER SET RANGE POINT EAST OF FEDERAL BLVD AT FLORIDA AVE AND SOUTH ELIOT ST., BEING AN AXLE IN A RANGE BOX;

THENCE N49°38'33"W, A DISTANCE OF 420.65 FEET TO A 1.25" ORANGE PLASTIC CAP STAMPED "CMS PLS 22094" NAILED INTO A POWER POLE, SAID BEARING AND DISTANCE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE DEFLECTING LEFT 40°24'29", A DISTANCE OF 145.90 FEET ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED BY SPECIAL WARRANTY DEED AT RECEPTION NUMBER 2019038274 TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE 2.00 FEET TO THE FEDERAL BLVD EAST RIGHT OF WAY LINE;

THENCE DEPARTING SAID SOUTH LINE DEFLECTING RIGHT 90°08'20", A DISTANCE OF 57.50 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED BY SPECIAL WARRANTY DEED AT RECEPTION NUMBER 2019038274;

THENCE DEPARTING SAID EAST RIGHT OF WAY LINE DEFLECTING RIGHT 89°49'05", A DISTANCE OF 2.00 FEET ALONG SAID NORTH LINE;

THENCE DEPARTING SAID NORTH LINE DEFLECTING RIGHT 90°10'55", A DISTANCE OF 57.50 FEET PARALLEL WITH SAID EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 115 SQ FT MORE OR LESS.