

**PW Legal Description No. 2015-Dedication-0000121-001**

**Parcel 1**

A parcel of land conveyed by General Warranty Deed to the City & County of Denver, recorded on the 17th of November, 2006, by Reception No. 2006185977, in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

**PARCEL 3 REV OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NUMBER STU C010-073, S.A. 14171 CONTAINING 15 SQUARE FEET, IN BLOCK 4, FLORIDA HEIGHTS, A SUBDIVISION LYING IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, IN DENVER COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**ALL BEARINGS ARE BASED ON THE WESTERLY LINE OF SOUTH FEDERAL BOULEVARD ASSUMED TO BEAR N 00°23'31" W, BEING MONUMENTED AT THE SOUTHEAST CORNER OF LOT 6, BOULEVARD ACRES, BY A NO. 4 REBAR WITH A YELLOW PLASTIC CAP STAMPED "184" (ILLEGIBLE) AND TO THE NORTH ALONG SAID WESTERLY LINE A DISTANCE OF 2597.23 FEET BY A ¾ INCH YELLOW PLASTIC CAP STAMPED "HP SURVEY LS 4161" WHICH IS THE NORTHEASTLY CORNER OF PARCEL 36 AS SHOWN UNDER CDOT RIGHT OF WAY PLANS PROJECT NUMBER STU C010-073.**

**COMMENCING AT THE SOUTHEAST CORNER OF LOT 6, BOULEVARD ACRES, AS SHOWN IN THE RECORDS OF THE CITY AND COUNTY OF DENVER RECORDED OCTOBER 15, 1938 IN BOOK 18, AT PAGE 119;**

**THENCE S 09°33'35" E A DISTANCE OF 627.33 FEET TO A POINT ON THE WESTERLY LINE OF LOT 10, BLOCK 4, FLORIDA HEIGHTS, AS SHOWN IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, RECORDED ON JUNE 15, 1927 IN BLOK 19 AT PAGE 6, TO A POINT THAT BEARS N 52°09'03 E A DISTANCE OF 62.91 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 20, SAID POINT BEING THE POINT OF BEGINNING;**

**THENCE S 25°34'34" E, A DISTANCE OF 8.68 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST JEWELL AVE; THENCE S 89°10'32" W, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 3.69 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH FEDERAL BOULEVARD; THENCE N 00°23'31" W, ALONG SAID EAST RIGHT-OF-WAY LINE (SAID LINE ALSO BEING THE WEST LINE OF LOT 10, BLOCK 4, FLORIDA HEIGHTS), A DISTANCE OF 7.88 FEET TO THE POINT OF BEGINNING;**

**Parcel 2**

A parcel of land conveyed by General Warranty Deed to the City & County of Denver, recorded on the 31st of October 2006, by Reception No. 2006174108, in the City and County of Denver Clerk & Recorder's Office, State of Colorado,.

**PARCEL 2 REV OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NUMBER STU C010-073, S.A. 14171 CONTAINING 132 SQUARE FEET, IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, IN DENVER COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

ALL BEARINGS ARE BASED ON THE WESTERLY LINE OF SOUTH FEDERAL BOULEVARD ASSUMED TO BEAR N 00°23'31" W, BEING MONUMENTED AT THE SOUTHEAST CORNER OF LOT 6, BOULEVARD ACRES, BY A NO. 4 REBAR WITH A YELLOW PLASTIC CAP STAMPED "184" (ILLEGIBLE) AND TO THE NORTH ALONG SAID WESTERLY LINE A DISTANCE OF 2597.23 FEET BY A ¾ INCH YELLOW PLASTIC CAP STAMPED "HP SURVEY LS 4161" WHICH IS THE NORTHEASTLY CORNER OF PARCEL 36 AS SHOWN UNDER CDOT RIGHT OF WAY PLANS PROJECT NUMBER STU C010-073.

COMMENCING AT THE SOUTHEAST CORNER OF LOT 6, BOULEVARD ACRES, AS SHOWN IN THE RECORDS OF THE CITY AND COUNTY OF DENVER RECORDED OCTOBER 15, 1938 IN BOOK 18, AT PAGE 119;

THENCE S 00°23'31" E, ALONG THE WESTERLY LINE OF SOUTH FEDERAL BOULEVARD, A DISTANCE OF 593.04 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SOUTH FEDERAL BOULEVARD, SAID POINT BEARS N 38°12'22" W, A DISTANCE OF 81.68 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 20, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S 54°21'29" W, ALONG THE NORTHWESTERLY OF A PARCEL OF LAND DESCRIBED AT BOOK 1128, PAGE 457 CITY AND COUNTY OF DENVER RECORDS, A DISTANCE OF 2.45 FEET; THENCE N 00°23'31" W, TWO FEET WEST OF AND PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH FEDERAL BOULEVARD A DISTANCE OF 66.45 FEET; THENCE N 89°11'51" W, 2.00 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH FEDERAL BOULEVARD; THENCE S 00°23'31" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 65.05 FEET TO THE POINT OF BEGINNING;

### Parcel 3

A parcel of land conveyed by General Warranty Deed to the City & County of Denver, recorded on the 17<sup>TH</sup> November 2006, by Reception No. 2006185981, in the City and County of Denver Clerk & Recorder's Office, State of Colorado,.

PARCEL 17 REV OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NUMBER STU C010-073, S.A. 14171 CONTAINING 67 SQUARE FEET, IN BLOCK 2, PROGRESS HEIGHTS, A SUBDIVISION LYING IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, IN DENVER COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS ARE BASED ON THE WESTERLY LINE OF SOUTH FEDERAL BOULEVARD ASSUMED TO BEAR N 00°23'31" W, BEING MONUMENTED AT THE SOUTHEAST CORNER OF LOT 6, BOULEVARD ACRES, BY A NO. 4 REBAR WITH A YELLOW PLASTIC CAP STAMPED "184" (ILLEGIBLE) AND TO THE NORTH ALONG SAID WESTERLY LINE A DISTANCE OF 2597.23 FEET BY A ¾ INCH YELLOW PLASTIC CAP STAMPED "HP SURVEY LS 4161" WHICH IS THE NORTHEASTLY CORNER OF PARCEL 36 AS SHOWN UNDER CDOT RIGHT OF WAY PLANS PROJECT NUMBER STU C010-073.

COMMENCING AT THE SOUTHEAST CORNER OF LOT 6, BOULEVARD ACRES AS SHOWN IN THE RECORDS OF THE CITY AND COUNTY OF DENVER RECORDED OCTOBER 15, 1938 IN BOOK 18, AT PAGE 119;

THENCE N 00°23'31" W, ALONG THE WESTERLY LINE OF SOUTH FEDERAL BOULEVARD, A DISTANCE OF 706.93 FEET TO A POINT ON THE EASTERLY LINE OF LOT 6, BLOCK 2, PROGRESS HEIGHTS, AS SHOWN IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO RECORDED ON AUGUST 23, 1926 IN BOOK 4 AT PAGE 50, SAID POINT BEARS N 02°29'36" W, A DISTANCE OF 1365.41 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 20, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S 89°48'08" W, A DISTANCE OF 8.15 FEET; THENCE N 26°06'58" E, A DISTANCE OF 18.26 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 6; THENCE S 00°23'31" E, ALONG SAID EASTERLY LINE, A DISTANCE OF 16.37 TO THE POINT OF BEGINNING.

#### Parcel 4

A parcel of land conveyed by General Warranty Deed to the City & County of Denver, recorded on the 18<sup>TH</sup> of September 2006, by Reception No. 2006149176, in the City and County of Denver Clerk & Recorder's Office, State of Colorado,.

PARCEL 21 REV OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NUMBER STU C010-073, S.A. 14171 CONTAINING 116 SQUARE FEET, IN BLOCK 2, PROGRESS HEIGHTS, A SUBDIVISION LYING IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, IN DENVER COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS ARE BASED ON THE WESTERLY LINE OF SOUTH FEDERAL BOULEVARD ASSUMED TO BEAR N 00°23'31" W, BEING MONUMENTED AT THE SOUTHEAST CORNER OF LOT 6, BOULEVARD ACRES BY A NO. 4 REBAR WITH A YELLOW PLASTIC CAP STAMPED "184" (ILLEGIBLE) AND TO THE NORTH ALONG SAID WESTERLY LINE A DISTANCE OF 2597.23 FEET BY A ¾ INCH YELLOW PLASTIC CAP STAMPED "HP SURVEY LS 4161" WHICH IS THE NORTHEASTLY CORNER OF PARCEL 36 AS SHOWN UNDER CDOT RIGHT OF WAY PLANS PROJECT NUMBER STU C010-073.

COMMENCING AT THE SOUTHEAST CORNER OF LOT 6, BOULEVARD ACRES AS SHOWN IN THE RECORDS OF THE CITY AND COUNTY OF DENVER RECORDED OCTOBER 15, 1938 IN BOOK 18, AT PAGE 119;

THENCE N 00°23'31" W, ALONG THE WESTERLY LINE OF SOUTH FEDERAL BOULEVARD, A DISTANCE OF 1266.11 FEET TO A POINT ON THE EASTERLY LINE OF LOT 10, BLOCK 2, PROGRESS HEIGHTS, AS SHOWN IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO RECORDED ON AUGUST 23, 1926 IN BOOK 4 AT PAGE 50, SAID POINT BEARS N 01°52'58" W, A DISTANCE OF 1924.33 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 20, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N 38°19'43" W, A DISTANCE OF 21.85 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 10; THENCE N 89°31'32" E, ALONG SAID NORTHERLY LINE, A DISTANCE OF 13.43 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE S 00°23'31" E, ALONG THE EASTERLY LINE OF SAID LOT 10, A DISTANCE OF 17.25 FEET TO THE POINT OF BEGINNING.