

**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000156-001**

**LAND DESCRIPTION – STREET PARCEL NO. 1**

A PARCEL OF LAND CONVEYED BY BARGAIN AND SALE DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 29<sup>TH</sup> DAY OF JANUARY, 2010, AT RECEPTION NUMBER 2010010697 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THERIN AS:

A TRACT OR PARCEL OF LAND, NO. 75 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NO. STU C010-068 CONTAINING 4,521 SQ. FT. (0.104 ACRES), MORE OR LESS, IN A PORTION OF LOTS 25 TO 34, BLOCK 90, P.T. BARNUM'S SUBDIVISION, AS RECORDED IN BOOK 382, PAGE 399, IN THE CLERK & RECORDER'S OFFICE, SAID SUBDIVISION LYING IN THE N.W. ¼ OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE C ¼ CORNER OF SAID SECTION 8; THENCE N. 5°50'22" W., A DISTANCE OF 615.55 FEET TO THE POINT OF BEGINNING; SAID POINT LYING ON THE SOUTH LINE OF LOT 25 IN SAID SUBDIVISION;

1. THENCE N. 00°25'49" W., A DISTANCE OF 250.02 FEET TO THE NORTH LINE OF LOT 34;
2. THENCE N. 89°40'26" E., A DISTANCE OF 18.09 FEET ALONG SAID NORTH LOT LINE TO THE WESTERLY RIGHT OF WAY (R.O.W.) LINE OF S.H. 88 (FEDERAL BLVD., APRIL 2009);
3. THENCE S. 00°25'34" E., A DISTANCE OF 250.02 FEET ALONG SAID WESTERLY R.O.W. LINE TO SAID SOUTH LOT LINE;
4. THENCE S. 89°40'26" W., A DISTANCE OF 18.07 FEET ALONG SAID SOUTH LOT LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 4,521 SQ. FT. (0.104 ACRES), MORE OR LESS.

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983(1992) AS DETERMINED BY A FAST STATIC GPS SURVEY. THE LINE BETWEEN POINT MOE AND POINT ALAMEDA BEARS S.24°42'20.3"W. THESE TWO STATIONS ARE NGS STANDARD HORIZONTAL CONTROL DISKS SET IN CONCRETE WITH STAMPINGS "MOE 1994" AND "ALAMEDA 1977" RESPECTIVELY.