

**PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000081-001:**

**LAND DESCRIPTION – STREET PARCEL**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 16TH DAY OF NOVEMBER 2021, AT RECEPTION NUMBER 2021212701 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND SITUATED IN ZONE LOT 2, GREEN VALLEY RANCH SHOPPETTE NO.3, AMENDED PBG, RECEPTION NO. 2018003888, SITUATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22, BEING A 3 1/4" ALUMINUM CAP IN A RANGE BOX STAMPED PLS 36053; THENCE S00°14'48"E ALONG THE WEST LINE OF SAID SECTION 22, 1086.38 FEET; THENCE LEAVING SAID WEST LINE N89°27'52"E 60.00 FEET TO THE EXISTING EASTERLY RIGH-OF-WAY LINE OF TOWER ROAD, BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EASTERLY LINE N89°27'52"E 2.00 FEET; THENCE S00°14'48"E 193.48 FEET TO A POINT ON THE NORTHWESTERLY LINE OF GREEN VALLEY RANCH FILING NO. 58; THENCE S49°37'57"W ALONG SAID NORTHWESTERLY LINE 2.62 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY-LINE OF TOWER ROAD; THENCE N00°14'48"W 195.16 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 388.64 SQUARE FEET OR 0.009 ACRES MORE OR LESS.

BASIS OF BEARING FOR THIS DESCRIPTION IS S00°14'48"E BETWEEN THE NORTHWEST CORNER OF SAID SETION 22, A 3 1/4 INCH DIAMETER ALUMINUM CAP IN RANGE BOX, STAMPED PLS 36053 AND THE WEST QUARTER CORNER OF SAID SETION 22, A 3 INCH DIAMETER BRASS CAP IN A RANGE BOX STAMPED PLS 23527.