

**PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000084-001:****LAND DESCRIPTION – STREET PARCEL #1:**

A PARCEL OF LAND CALLED "EXHIBIT A" IN A QUITCLAIM DEED RECORDED JUNE 2, 2020 AT RECEPTION NUMBER 2020074108 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, SAID PARCEL BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 2-FOOT BY 20-FOOT DENVER RANGE POINT AT WEST 42<sup>ND</sup> AVENUE AND GALAPAGO STREET (A FOUND NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "DENVER RANGE POINT PLS 24942 JACOBS 2011") WHENCE THE WEST QUARTER CORNER OF SAID SECTION 22 (A FOUND 3-1/2" ALUMINUM CAP STAMPED "T3S R68W ¼ 21 22 PLS 17669 1986") BEARS N20°27'13"W, A DISTANCE OF 873.15 FEET, AND WHENCE THE 20-FOOT BY 20-FOOT DENVER RANGE POINT AT WEST 42<sup>ND</sup> AVENUE AND FOX STREET (A FOUND 1" DRAG TOOTH) BEARS S89°53'02"E, A DISTANCE OF 287.75 FEET ALONG THE 20-FOOT RANGE LINE (BASIS OF BEARING – ASSUMED); THENCE S52°50'20"W, A DISTANCE OF 99.06 FEET TO THE EASTERLY LINE OF SAID PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2013013224, AND THE POINT OF BEGINNING;

THENCE N89°53'02"W, A DISTANCE OF 12.00 FEET;

THENCE N00°17'45"E, COINCIDENT WITH A LINE 12 FEET WESTERLY OF AND PARALLEL WITH SAID EASTERLY LINE, A DISTANCE OF 80.00 FEET TO THE NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2013013224;

THENCE S89°53'02"E, COINCIDENT WITH SAID NORTHERLY LINE, A DISTANCE OF 2.16 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2010150224;

THENCE N76°59'21"E, NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE, COINCIDENT WITH SAID NORTHWESTERLY LINE, A DISTANCE OF 28.82 FEET TO THE WESTERLY LINE OF GALAPAGO STREET RIGHT-OF-WAY AS VACATED BY ORDINANCE 357-1970, AT BOOK 217, PAGE 587, AUGUST 28, 1970 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, COINCIDENT WITH SAID WESTERLY LINE, HAVING A CENTRAL ANGLE OF 12°04'13", A RADIUS OF 50.00 FEET, A CHORD BEARING OF S51°40'24"W A DISTANCE OF 10.51 FEET, AND AN ARC DISTANCE OF 10.53 FEET TO THE SOUTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2010150224;

THENCE N89°53'02"W, NON-TANGENT WITH THE LAST DESCRIBED CURVE, COINCIDENT WITH SAID SOUTH LINE, A DISTANCE OF 9.99 FEET TO SAID EASTERLY LINE;

THENCE S00°17'45"W, COINCIDENT WITH SAID EASTERLY LINE, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,023 SQUARE FEET (0.023 ACRES), MORE OR LESS.

**PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000084-002:****LAND DESCRIPTION – STREET PARCEL #2:**

A PARCEL OF LAND CALLED "EXHIBIT B" IN A QUITCLAIM DEED RECORDED JUNE 2, 2020 AT RECEPTION NUMBER 2020074108 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, SAID PARCEL BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 10-FOOT DENVER RANGE POINT AT WEST 48<sup>TH</sup> AVENUE AND THE BURLINGTON NORTHERN RAILWAY RIGHT-OF-WAY (A 1.5" IRON ROD); WHENCE THE 10-FOOT BY 20-FOOT DENVER RANGE POINT AT WEST 48<sup>TH</sup> AVENUE AND FOX STREET (A FOUND ROCK CAP) BEARS S89°54'01"E A DISTANCE OF 789.98 FEET (BASIS OF BEARING – ASSUMED). SAID RANGE POINTS ESTABLISHED BY THE PLAT OF BURLINGTON INDUSTRIAL PARK NO. 1 RECORDED NOVEMBER 13, 1967 IN BOOK 26 AT PAGES 6 AND 7 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE;

THENCE N87°18'15"E A DISTANCE OF 205.03 FEET TO THE NORTHERLY LINE OF THE 48<sup>TH</sup> AVENUE RIGHT-OF-WAY AND TO THE POINT OF BEGINNING;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 92°36'40", A RADIUS OF 58.00 FEET, A CHORD BEARING OF N87°32'37"E A DISTANCE OF 83.87 FEET, AND AN ARC DISTANCE OF 93.75 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, TANGENT WITH THE LAST DESCRIBED CURVE, HAVING A CENTRAL ANGLE OF 16°00'02", A RADIUS OF 23.00 FEET, A CHORD BEARING OF S54°09'04"E A DISTANCE OF 6.40 FEET, AND AN ARC DISTANCE OF 6.42 FEET;

THENCE N89°54'01"W, COINCIDENT WITH SAID NORTHERLY RIGHT-OF-WAY LINE, NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 88.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,204 SQUARE FEET (0.028 ACRES), MORE OR LESS.