

## LAND DESCRIPTION:

### PARCEL I:

A parcel of land described as Parcel I, in Special Warranty Deed (Deed) recorded November 8, 2021 at Reception Number 2021208851, City and County of Denver, Colorado, Clerk and Recorder's Office, located in Block 9, of the Garden Addition to Denver (Book 2, Page 73) and the vacated portions of West 33<sup>rd</sup> Avenue, and West Moncrieff Place, situated in the Northwest 1/4 of Section 27, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, described as follows:

**Beginning** at a Number 4 Rebar with a 1-1/4" Yellow Plastic Cap Stamped "MANHARD LS 38445" found at the Southwest Corner of Lot 4, of said Block 9, Garden Addition to Denver; Thence N00°17'37"W along the West Line of said Lot 4 and along the Easterly Line of the Burlington Northern Railroad property a distance of 154.99 (155.00 deed) feet to a Number 5 Rebar found at the Southwest Corner of Parcel II of said Special Warranty Deed (Deed) recorded November 8, 2021 at Reception Number 2021208851, City and County of Denver, Colorado, Clerk and Recorder's Office;

Thence N89°42'31"E along the south line of said Parcel II, a distance of 411.64 feet (410.00 Deed) to a Number 4 Rebar with a 1-1/4" Aluminum Cap stamped "ZBS INC. PLS 11484" on the West Right of Way (R.O.W.) of Denargo Street;

Thence S00°18'35"E along the West R.O.W. Line of Denargo Street, distance of 320.09 (320.00 Deed) feet to the Southeast Corner of the Vacated West Moncrieff Place (Ordinance Number 161 – Series 1947);

Thence S89°43'16"W along the South Line of Vacated West Moncrieff Place, a distance of 336.85 (335.00 Deed) feet to the Southwest Corner of Vacated West Moncrieff Place;

Thence along the Northeasterly Line of said Burlington Northern Railroad Property the following four (4) courses;

- 1) Thence N00°16'44"W a distance of 20.00 feet;
- 2) Thence S89°43'16"W a distance of 25.00 feet to a found Number 4 Rebar with a 1-1/4" Yellow Plastic Cap Stamped "MANHARD PLS 38445".
- 3) Thence N00°05'39"W, a distance of 20.08 (20.00 Deed) to a found Number 4 Rebar with 1-1/4" Red Plastic Cap stamped "COLO ENGN AND SURVEY 26958";
- 4) Thence N22°05'19"W a distance of 134.56 (134.60 Deed) to the **Point of Beginning**.

Parcel Contains (126,138 Square Feet) 2.8957 Acres.

AND

### PARCEL II:

A parcel of land described as Parcel II, in Special Warranty Deed (Deed) recorded November 8, 2021 at Reception Number 2021208851, City and County of Denver, Colorado, Clerk and Recorder's Office, being a portion of Lots 20 to 35, inclusive, Block 5, Garden Addition to Denver (Book 2, Page 73), a part of Vacated West 33<sup>rd</sup> Avenue (Ordinance Number 161 – Series

1947) and of unplatted property situated in the Northwest 1/4 of Section 27, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, described as follows:

**Commencing** at a Number 4 Rebar with a 1-1/4" Yellow Plastic Cap Stamped "MANHARD LS 38445" found at the Southwest Corner of Lot 4, of said Block 9, Garden Addition to Denver; Thence N00°17'37"W along the West Line of said Lot 4 and along the Easterly Line of the Burlington Northern Railroad Property a distance of 154.99 (155.00 deed) feet to a Number 5 Rebar found at the Southwest Corner of Parcel II of said Special Warranty Deed (Deed) recorded November 8, 2021 at Reception Number 2021208851, City and County of Denver, Colorado, Clerk and Recorder's Office and the **Point of Beginning**;

Thence N00°17'37"W along said Easterly Line of the Burlington Northern Railroad Property a distance of 99.93 (100.00 deed) feet to a Number 5 Rebar with a 1-1/4" Aluminum Cap stamped "ZBS INC. PLS 11848" found at the Northwest Corner of said Parcel II;

Thence N89°40'43"E along the North Line of said Parcel II, a distance of 411.62 (411.45 Deed) to a nail stem in concrete found on the West Right of Way (R.O.W.) Line of Denargo Street;

Thence S00°18'35"E along the East Line of said Parcel II and along said West R.O.W. Line, a distance of 100.14 (100.00 Deed) feet to a Number 4 Rebar with 1-1/4" Aluminum Cap stamped "ZBS INC. PLS 11848" found at the Southeast Corner of said Parcel II;

Thence S89°42'31"W along the South Line of said Parcel II, a distance of 411.64 (411.45 Deed) feet to the **Point of Beginning**.

Parcel Contains (41,177 Square Feet) 0.9453 Acres, more or less.

Bearings are based on the assumption that the 40' Range Line in Denargo Street bears N00°18'35"W as referenced and bounded by a #5 rebar with 2" aluminum cap stamped "AZTEC LS 33204" in a Range Box found at the intersection of Denargo Street and Wewatta Way and a #5 rebar with 2" aluminum cap stamped "AZTEC LS 33204" in a Range Box found at the intersection of Denargo Street and Delgany Street.

Date Prepared: January 28, 2022

Date of Last Revision:

Prepared By: Charles N. Beckstrom, PLS No. 33202

For and on behalf of  
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