PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000115-001:

LAND DESCRIPTION - STREET PARCEL NO. 1
A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 24TH DAY OF AUGUST, 2021, AT RECEPTION NUMBER 2021160651 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF LOTS 32 TO 40 INCLUSIVE, BLOCK 104, P.T. BARNUM'S SUBDIVISION TO THE CITY OF DENVER, ALSO BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 08, TOWNSHIP 4 SOUTH RANGE 68 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF THAT PORTION OF LAND BEING DESCRIBED IN A WARRANTY DEED AS RECORDED AUGUST 27, 2012 UNDER RECEPTION NUMBER 2012115793 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE; THENCE SOUTH 89°38'27" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 32, A DISTANCE OF 7.00 FEET; THENCE NORTH 00°25'34" WEST A DISTANCE OF 225.46 FEET; THENCE NORTH 89°45'27" EAST, ALONG THE NORTH LINE OF SAID LOT 40, A DISTANCE OF 7.00 FEET; THENCE SOUTH 00°25'34" EAST, ALONG THE WESTERLY LINE OF THAT PARCEL AS DESCRIBED UNDER RECEPTION NUMBER 2012115793, A DISTANCE OF 225.45 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING: 1,578.2 SQUARE FEET \ 0.0362 ACRES MORE OR LESS.

BEARINGS ARE BASED UPON THE FOUND 20' RANGE LINE WITHIN FEDERAL BOULEVARD, ASSUMED TO BE SOUTH 00°25'34" EAST AS SHOWN HEREON.

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000115-002:

LAND DESCRIPTION - ALLEY PARCEL NO. 2
A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 24TH DAY OF AUGUST, 2021, AT RECEPTION NUMBER 2021160651 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF LOTS 32 TO 40 INCLUSIVE, BLOCK 104, P.T. BARNUM'S SUBDIVISION TO THE CITY OF DENVER, AND THAT PORTION OF VACATED WEST 5TH AVENUE, ORDINANCE NUMBER 663-1973. ALSO BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 08, TOWNSHIP 4 SOUTH RANGE 68 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 32; THENCE NORTH 00°21'55" WEST, ALONG THE WESTERLY LINE OF SAID LOTS 32 TO 40, AND THAT PORTION OF SAID VACATED WEST 5TH AVENUE, A DISTANCE OF 245.70 FEET; THENCE NORTH 89°45'27" EAST, ALONG THE NORTHERLY LINE OF A VACATED PORTION OF WEST 5TH AVENUE, ORDINANCE NUMBER 663-1973, A DISTANCE OF 2.50 FEET; THENCE SOUTH 00°21'55" EAST A DISTANCE OF 245.69 FEET; THENCE SOUTH 89°38'27" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 32, A DISTANCE OF 2.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING: 614.2 SQUARE FEET \ 0.014 ACRES MORE OR LESS.

BEARINGS ARE BASED UPON THE FOUND 20' RANGE LINE WITHIN FEDERAL BOULEVARD, ASSUMED TO BE SOUTH 00°25'34" EAST AS SHOWN HEREON.