

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000239-001:

LAND DESCRIPTION – N. FEDERAL BOULEVARD PARCEL NO. 1

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED MARCH 18TH, 1991 UNDER RECEPTION NUMBER 1991021431 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THAT PARCEL OF LAND DESCRIBED IN INSTRUMENT RECORDED IN THE CITY AND COUNTY OF DENVER, COLORADO ON JUNE 30, 1965 IN BOOK 9452 AT PAGE 11, SAID POINT LYING AT THE INTERSECTION OF THE SOUTH R.O.W. LINE OF INTERSTATE HIGHWAY 70 AND THE WEST R.O.W. LINE OF FEDERAL BOULEVARD; {THENCE ALONG SAID WEST R.O.W. FOR THE FOLLOWING (3) COURSES} THENCE S 00°35'00" E AND ALONG THE WEST LINE OF SAID PARCEL DESCRIBED IN BOOK 9452 AT PAGE 11 A DISTANCE OF 40.00 FEET; THENCE S 04°24'00" E AND CONTINUING ALONG SAID WEST LINE A DISTANCE OF 90.20 FEET; THENCE S 00°35'00" E A DISTANCE OF 60.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL DESCRIBED IN BOOK 9452 AT PAGE 11; THENCE S 89°57'41" W A DISTANCE OF 10.00 FEET; THENCE N 00°53'10" W A DISTANCE OF 189.95 FEET; THENCE N 89°56'25" E A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; CONTAINING (1485 SQUARE FEET) 0.0341 ACRES.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000239-002:

LAND DESCRIPTION – N. FEDERAL BOULEVARD PARCEL NO. 2

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 20, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED JUNE 30TH, 1965 AT BOOK NUMBER 9452, PAGE 11 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 20. T. 3 S., R. 68 W., FROM WHICH THE NE CORNER OF LOT 40, BLOCK 88, BERKELEY SUBDIVISION IN SECTION 17, BEARS N. 0°27'30" E., A DISTANCE OF 432.0 FEET; THENCE S 0°10' W., A DISTANCE OF 40.0 FEET; THENCE S. 3°39' E., A DISTANCE OF 90.2 FEET; THENCE N. 0°10' E., A DISTANCE OF 130.0 FEET, TO THE NORTH LINE OF SECTION 20; THENCE S. 89°57' W., ALONG THE NORTH LINE OF SECTION 20, A DISTANCE OF 6.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 510 SQ. FT., MORE OR LESS.