

LAND DESCRIPTION- STREET PARCEL #1

A portion of those parcels of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 17th day of May 2019, at Reception No. 2019060297 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE 10 FOOT RANGE LINE ALONG WEST JEWELL AVENUE TO BEAR NORTH 89°34'18" EAST, A DISTANCE OF 326.20 FEET BETWEEN A FOUND RANGE POINT AT THE INTERSECTION OF S. BANNOCK STREET AND W. JEWELL AVENUE, BEING A 2" BRASS TAG "PLS 19003" AND A FOUND RANGE POINT AT THE INTERSECTION OF W. JEWELL AVENUE AND S. ACOMA STREET, BEING A 1" SQUARE METAL ROD, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID FOUND RANGE POINT AT THE INTERSECTION OF S. BANNOCK STREET AND W. JEWELL AVENUE; THENCE NORTH 44°50'08" EAST, A DISTANCE OF 14.21 FEET TO THE SOUTHWEST CORNER OF LOT 24, BLOCK 12, OVERLAND PARK SUBDIVISION AND THE POINT BEING THE POINT OF BEGINNING.

THENCE ALONG THE WESTERLY LINE OF LOTS 19 TO 24 OF SAID BLOCK 12, NORTH 00°05'58" EAST, A DISTANCE OF 149.91 FEET TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 19, NORTH 89°33'02" EAST, A DISTANCE OF 4.00 FEET; THENCE ALONG A LINE PARALLEL WITH AND 4.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID LOTS 19 TO 24, SOUTH 00°05'58" WEST, A DISTANCE OF 149.91 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 24, SOUTH 89°34'18" WEST, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 599 SQ. FT. OR .013 ACRES, MORE OR LESS.

LAND DESCRIPTION- STREET PARCEL #2

A portion of those parcels of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 17th day of May 2019, at Reception No. 2019060297 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE 10 FOOT RANGE LINE ALONG WEST JEWELL AVENUE TO BEAR NORTH 89°34'18" EAST, A DISTANCE OF 326.20 FEET BETWEEN A FOUND RANGE POINT AT THE INTERSECTION OF S. BANNOCK STREET AND W. JEWELL AVENUE, BEING A 2" BRASS TAG "PLS 19003" AND A FOUND RANGE POINT AT THE INTERSECTION OF W. JEWELL AVENUE AND S. ACOMA STREET, BEING A 1" SQUARE METAL ROD, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID FOUND RANGE POINT AT THE INTERSECTION OF S. BANNOCK STREET AND W. JEWELL AVENUE; THENCE NORTH 54°12'45" EAST, A DISTANCE OF 17.28 FEET TO A POINT 4.00 FEET EAST OF THE SOUTHWEST CORNER OF LOT 24, BLOCK 12, OVERLAND PARK SUBDIVISION AND THE POINT BEING THE POINT OF BEGINNING.

THENCE ALONG A LINE PARALLEL WITH AND 4.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID LOT 24, NORTH 00°05'58" EAST, A DISTANCE OF 1.50 FEET; THENCE ALONG A LINE PARALLEL WITH AND 1.50 FEET NORTHERLY OF THE SOUTH LINE OF SAID LOT 24, NORTH 89°34'18" EAST, A DISTANCE OF 119.09 FEET; THENCE ALONG A LINE PARALLEL WITH AND 2.00 FEET WESTERLY OF THE EASTERLY LINE OF SAID LOT 24, SOUTH 00°05'24" WEST, A DISTANCE OF 1.50 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOT 24, SOUTH 89°34'18" WEST, A DISTANCE OF 119.10 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 178 SQ. FT. OR .004 ACRES, MORE OR LESS.

LAND DESCRIPTION- ALLEY PARCEL #3

A portion of those parcels of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 17th day of May 2019, at Reception No. 2019060297 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE 10 FOOT RANGE LINE ALONG WEST JEWELL AVENUE TO BEAR NORTH 89°34'18" EAST, A DISTANCE OF 326.20 FEET BETWEEN A FOUND RANGE POINT AT THE INTERSECTION OF S. BANNOCK STREET AND W. JEWELL AVENUE, BEING A 2" BRASS TAG "PLS 19003" AND A FOUND RANGE POINT AT THE INTERSECTION OF W. JEWELL AVENUE AND S. ACOMA STREET, BEING A 1" SQUARE METAL ROD, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID FOUND RANGE POINT AT THE INTERSECTION OF S. BANNOCK STREET AND W. JEWELL AVENUE; THENCE NORTH 85°20'28" EAST, A DISTANCE OF 135.56 FEET TO THE SOUTHEAST CORNER OF LOT 24, BLOCK 12, OVERLAND PARK SUBDIVISION AND THE POINT BEING THE POINT OF BEGINNING.

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 24, SOUTH 89°34'18" WEST, A DISTANCE OF 2.00 FEET; THENCE ALONG A LINE PARALLEL WITH AND 2.00 FEET WESTERLY OF THE EASTERLY LINE OF SAID LOT 24, NORTH 00°05'24" EAST, A DISTANCE OF 149.95 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 19, SAID BLOCK 12; THENCE ALONG SAID NORTHERLY LINE OF LOT 19, NORTH 89°33'02" EAST, A DISTANCE OF 2.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 19; THENCE ALONG THE EASTERLY LINE OF LOTS 19 TO 24 OF SAID BLOCK 12, SOUTH 00°05'24" WEST, A DISTANCE OF 149.95 FEET TO SAID SOUTHEAST CORNER OF LOT 24 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 300 SQ. FT. OR .006 ACRES, MORE OR LESS.