

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000074-001:

LEGAL DESCRIPTION – STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 23RD DAY OF APRIL, 2025, AT RECEPTION NUMBER 2025037980 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, BEING A PORTION OF LOT 1, BLOCK 1, STAPLETON FILING NO. 32, AS RECORDED AT RECEPTION NUMBER 2010138135 IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER, SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 28;

THENCE SOUTH 03°14'44" WEST, A DISTANCE OF 750.88 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 1, A

DISTANCE OF 15.23 FEET; THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 21.54 FEET TO A

POINT ON THE WEST LINE OF SAID LOT 1;

THENCE NORTH 00°00'00" EAST, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 15.23 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 116 SQUARE FEET OR (0.003 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

BASIS OF BEARINGS: THE BEARINGS CONTAINED IN THIS DESCRIPTION ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 28, MONUMENTED ON THE WEST END BY A 3-1/4 INCH ALUMINUM CAP IN A RANGE BOX STAMPED "URS CORP" "PLS 20683" "2012" AND ON THE EAST END BY A 3-1/4 INCH ALUMINUM CAP IN A RANGE BOX STAMPED "JACOBS" "PLS 24942" "2016", ASSUMED TO BEAR NORTH 89°40'09" EAST 2646.90 FEET.