

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000037-001:****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 10TH DAY OF February, 2026, AT RECEPTION NUMBER 2026010199 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS

The North 7.00 feet of the South 32.00 feet of the West 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 1, Township 4 South, Range 69 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the Center-East 1/16th Corner of Said Section 1;

Thence N89°28'08"E, coincident with the South Line of the Southeast 1/4 of the Northeast 1/4 of said Section 1, a distance of 662.13 feet to the West Line of the West 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Said Section 1;

Thence N00°02'31"W, coincident with said West Line, a distance of 25.00 feet to the North Right-of-Way Line of West 10th Avenue and the Point of Beginning;

Thence continue N00°02'31"W, coincident with said West Line, a distance of 7.00 feet;

Thence N89°28'08"E, coincident with a line being 7.00 feet North of and Parallel with the North Right-of-way line of West 10th Avenue, a distance of 165.53 feet to the East Line of the West 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Said Section 1;

Thence S00°02'41"E, coincident with said East Line, a distance of 7.00 feet to the North Right-of-Way Line of West 10<sup>th</sup> Avenue;

Thence S89°28'08"W, coincident with said North Right-of-Way Line, a distance of 165.53 feet to the Point of Beginning.

Parcel Contains (1,159 Square Feet) 0.02660 Acres, more or less.

Bearings are based on the West Line of the SE 1/4 of the NE 1/4 of Section 1, Township 4 South, Range 69 West of the 6th Principal Meridian having a grid bearing of N00°01'48"W and bounded by a found 3-1/4" Aluminum Cap on a Rebar, stamped "LS 13155" "1995", 1.1 feet below grade in a Range Box, at the Center-East 1/16th corner of said Section 1, and by a found 3-1/4" Aluminum Cap on a Rebar, stamped "PLS 34986" "2003", 0.6 feet below grade in a Range Box, at the NE 1/16th corner of said Section 1.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000037-002:****LAND DESCRIPTION - STREET PARCEL NO. 2**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 10TH DAY OF February, 2026, AT RECEPTION NUMBER 2026010199 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS

The South 13.00 Feet of the North 178.00 feet of the West 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 1, Township 4 South, Range 69 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the Center-East 1/16th Corner of Said Section 1;

Thence N89°28'08"E, coincident with the South Line of the Southeast 1/4 of the Northeast 1/4 of said Section 1, a distance of 662.13 feet to the West Line of the West 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Said Section 1;

Thence N00°02'31"W, coincident with said West Line, a distance of 482.57 feet to a point lying 13.00 feet South of the South Right-of-Way Line of West 11th Avenue and the Point of Beginning;

Thence continue N00°02'31"W, coincident with said West Line, a distance of 13.00 feet to the South Right-of-Way Line of West 11th Avenue;

Thence N89°28'32"E, coincident with said South Right-of-Way Line, a distance of 165.51 feet to the East Line of the West 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Said Section 1;

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Thence S00°02'41"E, coincident with said East Line, a distance of 13.00 feet;

Thence S89°28'32"W, coincident with a line lying 13.00 feet South of and Parallel with the South Right-of-Way Line of West 11th Avenue, a distance of 165.51 feet to the Point of Beginning.

Parcel Contains (2,152 Square Feet) 0.04939 Acres, more or less.

Bearings are based on the West Line of the SE 1/4 of the NE 1/4 of Section 1, Township 4 South, Range 69 West of the 6th Principal Meridian having a grid bearing of N00°01'48"W and bounded by a found 3-1/4" Aluminum Cap on a Rebar, stamped "LS 13155" "1995", 1.1 feet below grade in a Range Box, at the Center-East 1/16th corner of said Section 1, and by a found 3-1/4" Aluminum Cap on a Rebar, stamped "PLS 34986" "2003", 0.6 feet below grade in a Range Box, at the NE 1/16th corner of said Section 1.

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