

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000193-001:

LAND DESCRIPTION - STREET PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF February, 2026, AT RECEPTION NUMBER 2026010517 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS

A PORTION OF PARCEL A, TRACT 1 AND TRACT 2 AND PARCEL B IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022155139 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 21 AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTHWESTERLY LINE OF SAID PARCEL A TRACT 1 AND TRACT 2 AS MONUMENTED AT THE SOUTHWEST END BY A RECOVERED #5 REBAR WITH GREEN PLASTIC CAP STAMPED "PLS 38081" AND AT THE NORTHEAST END BY A RECOVERED NAIL WITH 1" BRASS DISC STAMPED "PLS 34579" ASSUMED TO BEAR N 26°47'41" E, A DISTANCE OF 187.12 FEET.

BEGINNING AT THE NORTH CORNER OF SAID PARCEL A, TRACT 2;
THENCE COINCIDENT WITH THE NORTHEASTERLY LINE OF SAID PARCEL A, S 63°12'03" E, A DISTANCE OF 6.00 FEET;
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 02°18'36", A RADIUS OF 459.00 FEET, AN ARC LENGTH OF 18.50 FEET; AND A CHORD BEARING AND DISTANCE OF S 25°38'24" W, 18.50 FEET;
THENCE S 26°47'41" W, A DISTANCE OF 187.12 FEET;
THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 26°47'41", A RADIUS OF 371.00 FEET, AN ARC LENGTH OF 173.50 FEET; AND A CHORD BEARING AND DISTANCE OF S 13°23'50" W, 171.92 FEET;
THENCE S 00°00'00" E, A DISTANCE OF 19.44 FEET TO A POINT ON THE WESTERLY SOUTH LINE OF SAID PARCEL B, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF TRACT BU, STAPLETON FILING NO. 18 AS RECORDED AT RECEPTION NO. 2006167967;
THENCE COINCIDENT WITH SAID SOUTH LINE OF PARCEL B AND COINCIDENT WITH SAID NORTH LINE OF TRACT BU S 89°43'29" W, A DISTANCE OF 6.00 FEET;
THENCE COINCIDENT WITH THE WEST LINE OF SAID PARCEL B, PARCEL A, TRACT 1 AND PARCEL A, TRACT 2 AND COINCIDENT WITH THE EAST LINE OF N XANTHIA STREET THE FOLLOWING FOUR (4) COURSES:
1. N 00°00'00" E, A DISTANCE OF 19.47 FEET;
2. ALONG A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 26°47'41", A RADIUS OF 377.00 FEET, AN ARC LENGTH OF 176.31 FEET; AND A CHORD BEARING AND DISTANCE OF N 13°23'50" E, 174.70 FEET;
3. N 26°47'41" E, A DISTANCE OF 187.12 FEET;
4. ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 02°20'26", A RADIUS OF 453.00 FEET, AN ARC LENGTH OF 18.51 FEET; AND A CHORD BEARING AND DISTANCE OF N 25°37'28" E, 18.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,400 SQUARE FEET OR 0.0551 ACRE, MORE OR LESS.