

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000006-001:

LEGAL DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF OCTOBER, 2025, AT RECEPTION NUMBER 2025098741 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE ON THE EAST LINE OF SAID NORTHWEST QUARTER S00°09'28"E, A DISTANCE OF 1297.13 FEET; THENCE S89°50'32"W, A DISTANCE OF 371.49 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST EVANS AVENUE, ALSO BEING THE SOUTH LINE OF PARCEL 3, DENVER ASSESSORS PARCEL RECONFIGURATION FORM, FILED UNDER RECEPTION NUMBER 2022092740, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE, AND THE POINT OF BEGINNING;

THENCE ON SAID NORTH RIGHT OF WAY LINE, S89°11'53"W, A DISTANCE OF 165.39 FEET, TO THE SOUTHWEST CORNER OF PARCEL 4, SAID DENVER ASSESSOR'S PARCEL RECONFIGURATION FORM, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 21, BLOCK 9, BURNS BRENTWOOD SUBDIVISION FILING NO. 2 FILED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE IN BOOK 19, AT PAGE 57;

THENCE ON THE WEST LINE OF SAID PARCEL 4, N00°01'50"E, A DISTANCE OF 2.00 FEET;

THENCE N89°11'53"E, A DISTANCE OF 165.36 FEET;

THENCE S00°48'07"E, A DISTANCE OF 2.00 FEET, TO SAID NORTH RIGHT OF WAY LINE OF WEST EVANS AVENUE AND THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 331 SQUARE FEET OR 0.007 ACRES, MORE OR LESS.

BASIS OF BEARINGS - FOR THE ABOVE LEGAL DESCRIPTION ALL BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, BEING S00°09'28"E AND MONUMENTED TO THE NORTH BY A 3-1/4" ALUMINUM CAP STAMPED "IMPACT LAND SURVEYORS, T4S R68W, 1/4 20, -*-, 29, 2008, PLS 29420", AND TO THE SOUTH BY A 3-1/4" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION, C 1/4 COR, S29, T4S R68W 6TH PM, PLS 28666".