

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000228-001:

LEGAL DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 3RD DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025050781 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOTS 5-16, BLOCK 28, RIVERSIDE ADDITION TO DENVER AND LOT 1, BLOCK 1, PROVIDENT PARK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE 20 FOOT RANGE LINE OF WALNUT STREET TO BEAR NORTH 44°33'47" EAST, A DISTANCE OF 428.68 FEET BETWEEN A FOUND 3 1/4" ALUMINUM CAP "LUCHETTI SURVEYING PLS 36053" IN RANGE BOX AT WALNUT STREET AND 40TH STREET AND A FOUND 2 1/2" ALUMINUM CAP "PLS 38074" IN RANGE BOX AT WALNUT STREET AND 40TH AVENUE, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE WESTERNMOST CORNER OF LOT 16, BLOCK 28, RIVERSIDE ADDITION TO DENVER, ALSO BEING THE EASTERN INTERSECTION CORNER OF THE RIGHTS-OF-WAY OF WALNUT STREET AND 40TH STREET; THENCE NORTH 44°33'47" EAST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WALNUT STREET, A DISTANCE OF 391.35 FEET TO THE WESTERNMOST CORNER OF THE PARCEL OF LAND DESCRIBED AT REC. NO. 2011141927; THENCE SOUTH 56°06'13" EAST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 6.82 FEET TO THE WEST RIGHT-OF-WAY LINE OF FRANKLIN STREET; THENCE SOUTH 00°13'19" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 7.15 FEET; THENCE SOUTH 89°34'39" WEST, A DISTANCE OF 7.87 FEET; THENCE SOUTH 52°19'39" WEST; A DISTANCE OF 38.32 FEET; THENCE SOUTH 44°33'47" WEST, A DISTANCE OF 343.98 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 40TH STREET; THENCE NORTH 46°12'19" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 573 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.