

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000123-001:

LEGAL DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 16TH DAY OF JANUARY, 2026, AT RECEPTION NUMBER 2026003566 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 W. 12TH AVE., VACATED BY ORDINANCE 31, SERIES 1941, ALSO BEING A PORTION OF BLOCK 4, WEST FAIRVIEW SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE 20' RANGE LINE LOCATED ON FEDERAL BLVD. MONUMENTED AT THE NORTH END AT THE INTERSECTION OF SAID FEDERAL BLVD. AND VACATED W. 12TH AVE., BY A FOUND ILLEGIBLE 3.25" BRASS CAP IN RANGE BOX, DOWN 0.6' AND MONUMENTED AT THE SOUTH END AT THE INTERSECTION OF SAID FEDERAL BLVD. AND VACATED W. 11TH AVE., BY A FOUND 3.25" ALUMINUM CAP IN RANGE BOX, DOWN 0.6', MARKED "RANGE POINT PLS 35586". SAID LINE ASSUMED TO BEAR S00°06'43"E.

COMMENCING AT SAID FOUND 3.25" ALUMINUM CAP IN RANGE BOX AT INTERSECTION OF SAID FEDERAL BLVD. AND VACATED W. 12TH AVE, THENCE S78°45'24"E, A DISTANCE OF 48.20 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AS PARCEL RW-38, CDOT PROJECT NO. NHPP 2873-172 AT RECEPTION NO. 2016052838, RECORDED ON 4/22/2016, IN THE CITY AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE, ALSO BEING A POINT ON THE CENTER LINE OF SAID VACATED 12TH AVE, AND THE POINT OF BEGINNING;

THENCE, S89°50'49"E, ALONG SAID CENTERLINE OF VACATED W. 12TH AVE., A DISTANCE OF 6.25 FEET;

THENCE, S00°06'43"E, ALONG A LINE 53.50 FEET EASTERLY OF AND PARALLEL WITH THE 20' RANGE LINE IN FEDERAL BLVD, A DISTANCE OF 291.08 FEET TO SAID PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2016052838.

THENCE ALONG SAID PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2016052838 THE FOLLOWING THREE (3) COURSES:

1. N45°15'40"W, A DISTANCE OF 6.34 FEET;
2. N00°06'43"W, A DISTANCE OF 177.47 FEET;
3. ALONG A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°50'23", A RADIUS OF 3399.50 FEET, AN ARC LENGTH OF 109.19, THE CHORD WHICH BEARS N01°01'55"W, A DISTANCE OF 109.18 FEET AND THE POINT OF BEGINNING;

CONTAINING 1,362 SQUARE FEET OR 0.031 ACRES, MORE OR LESS.