

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000176-001:

LEGAL DESCRIPTION - STREET PARCEL NO. 1

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 17TH DAY OF APRIL, 2025, AT RECEPTION NUMBER 2025036017 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 THAT LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 19, 2024 AT RECEPTION NUMBER 2024106506, DENVER COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE S89°32'29"W ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, A DISTANCE OF 39.97 FEET;

THENCE S00°27'31"E A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY (R.O.W.) LINE OF EAST ILIFF AVENUE, BEING A LINE 30.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE, TO THE **POINT OF BEGINNING**;

THENCE S45°31'40"E ALONG THE NORTHEAST LINE OF THAT LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 19, 2024 AT RECEPTION NUMBER 2024106506, DENVER COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, A DISTANCE OF 5.66 FEET TO THE INTERSECTION WITH A LINE 34.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE;

THENCE S89°32'29"W ALONG LAST SAID PARALLEL LINE A DISTANCE OF 293.04 FEET;

THENCE N00°33'19"W A DISTANCE OF 4.00 FEET TO A POINT ON SAID SOUTH R.O.W. LINE OF EAST ILIFF AVENUE;

THENCE N89°32'29"E ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 289.04 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS (1,164 SQUARE FEET) 0.02673 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000176-002:

LEGAL DESCRIPTION - STREET PARCEL NO. 2

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 17TH DAY OF APRIL, 2025, AT RECEPTION NUMBER 2025036017 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 THAT LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 19, 2024 AT RECEPTION NUMBER 2024106506, DENVER COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE S00°33'19"E ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, A DISTANCE OF 39.96 FEET;

THENCE S89°26'41"W A DISTANCE OF 30.00 FEET TO A POINT ON WEST RIGHT OF WAY (R.O.W.) LINE OF SOUTH DAHLIA STREET, BEING A LINE 30.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE,

TO THE **POINT OF BEGINNING**;

THENCE S00°33'19"E ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 153.76 FEET;

THENCE S89°32'29"W ALONG THE SOUTH LINE OF SAID DEED A DISTANCE OF 4.00 FEET TO THE INTERSECTION WITH A LINE 34.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE;

THENCE N00°33'19"W ALONG SAID PARALLEL LINE A DISTANCE OF 157.75 FEET TO A POINT ON THE NORTHEAST LINE OF SAID DEED;

THENCE S45°31'40"E ALONG SAID NORTHEAST LINE A DISTANCE OF 5.66 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS (623 SQUARE FEET) 0.01430 ACRES, MORE OR LESS.