

**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000250-001:**

**LEGAL DESCRIPTION - STREET PARCEL #1:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 25TH DAY OF FEBRUARY, 2026, AT RECEPTION NUMBER 2026021331 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF BLOCK 6, WARREN'S UNIVERSITY HEIGHTS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST-WEST CENTERLINE OF SAID SECTION 30 TO BEAR NORTH 89°32'22" EAST, A DISTANCE OF 2,550.37 FEET BETWEEN A FOUND 3 1/4" ALUMINUM CAP STAMPED "COLORADO DEPARTMENT OF HIGHWAYS T4S 1/4 R68W R67W S25 S30 1991 PLS 11434" IN A RANGE BOX AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND A FOUND 2 1/2" ALUMINUM CAP STAMPED "P.W.S.I. T4S R67W C1/4 S30 2002 LS 28669" IN A RANGE BOX AT THE CENTER QUARTER CORNER OF SAID SECTION 30, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID WEST QUARTER CORNER OF SECTION 30; THENCE NORTH 56°45'47" EAST, A DISTANCE OF 1,861.66 FEET TO A POINT ON THE WESTERLY LINE OF BLOCK 6, WARREN'S UNIVERSITY HEIGHTS AND THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY LINE OF BLOCK 6, NORTH 00°18'07" WEST, A DISTANCE OF 255.99 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST EVANS AVENUE, ALSO BEING A POINT ON THE SOUTHERLY LINE OF CDOT PARCEL NO. 108 DESCRIBED AT RECEPTION NO. 2001194599 AND A POINT OF NON-TANGENT CURVATURE; THENCE ALONG SAID SOUTHERLY LINE, 5.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.50 FEET, AN INCLUDED ANGLE OF 14°00'05" AND SUBTENDED BY A CHORD BEARING NORTH 28°01'58" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 87°25'04" EAST, A DISTANCE OF 1.00 FEET; THENCE SOUTH 46°08'24" WEST, A DISTANCE OF 1.89 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 2.00 FEET EASTERLY THEREFROM, SAID WESTERLY LINE OF BLOCK 6, SOUTH 00°18'07" EAST, A DISTANCE OF 259.04 FEET TO THE NORTHEASTERLY CORNER OF PARCEL 2 DESCRIBED AT RECEPTION NO. 2020067967; THENCE ALONG NORTHERLY LINE OF SAID PARCEL 2, SOUTH 89°30'55" WEST, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 517 SQUARE FEET OR 0.012 ACRES, MORE OR LESS.

**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000250-002:**

**LEGAL DESCRIPTION - STREET PARCEL #2:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 25TH DAY OF FEBRUARY, 2026, AT RECEPTION NUMBER 2026021331 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF BLOCK 6, WARREN'S UNIVERSITY HEIGHTS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST-WEST CENTERLINE OF SAID SECTION 30 TO BEAR NORTH 89°32'22" EAST, A DISTANCE OF 2,550.37 FEET BETWEEN A FOUND 3 1/4" ALUMINUM CAP STAMPED "COLORADO DEPARTMENT OF HIGHWAYS T4S 1/4 R68W R67W S25 S30 1991 PLS 11434" IN A RANGE BOX AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND A FOUND 2 1/2" ALUMINUM CAP STAMPED "P.W.S.I. T4S R67W C1/4 S30 2002 LS 28669" IN A RANGE BOX AT THE CENTER QUARTER CORNER OF SAID SECTION 30, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID WEST QUARTER CORNER OF SECTION 30; THENCE NORTH 56°45'47" EAST, A DISTANCE OF 1,861.66 FEET TO A POINT ON THE WESTERLY LINE OF BLOCK 6, WARREN'S UNIVERSITY HEIGHTS; THENCE ALONG SAID WESTERLY LINE OF BLOCK 6, NORTH 00°18'07" WEST, A DISTANCE OF 255.99 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST EVANS AVENUE, ALSO BEING A POINT ON THE SOUTHERLY LINE OF CDOT PARCEL NO. 108 DESCRIBED AT RECEPTION NO. 2001194599 AND A POINT OF NON-TANGENT CURVATURE; THENCE ALONG SAID SOUTHERLY LINE, 5.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.50 FEET, AN INCLUDED ANGLE OF 14°00'05" AND SUBTENDED BY A CHORD BEARING NORTH 28°01'58" EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1) 20.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.50 FEET, AN INCLUDED ANGLE OF 57°32'55" AND SUBTENDED BY A CHORD BEARING NORTH 63°48'28" EAST, A DISTANCE OF 19.74 FEET;

2) THENCE SOUTH 87°25'04" EAST, A DISTANCE OF 129.93 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 50°18'48" EAST, A DISTANCE OF 15.75 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 9.50 FEET SOUTHERLY THEREFROM, SAID SOUTHERLY LINE OF CDOT PARCEL NO. 108, NORTH 87°25'04" WEST, A DISTANCE OF 159.79 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,410 SQUARE FEET OR 0.032 ACRES, MORE OR LESS.