



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney’s Office

FROM: Glen D. Blackburn, P.E., Director, Right-of-Way Services

Signed by:

DF13EBC85E48471...

DATE: March 4, 2026

ROW #: 2024-DEDICATION-0000108 **SCHEDULE #:** Adjacent to 1) 0023200015000 and 2) 0023200015000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) Green Valley Ranch Boulevard, located at the intersection of Green Valley Ranch Boulevard and North Jebel Street, and 2) North Jebel Street, located at the intersection of Green Valley Ranch Boulevard and North Jebel Street.

SUMMARY: Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as 1) Green Valley Ranch Boulevard, and 2) North Jebel Street. This parcel(s) of land is being dedicated by the City and County of Denver for Public Right-of-Way, as part of the development project, “St. Gianna Church.”

It is requested that the above subject item be placed on the Mayor-Council Agenda for the next available date.

Therefore, you are requested to initiate Council action to dedicate a parcel of land for Public Right-of-Way purposes as 1) Green Valley Ranch Boulevard, and 2) North Jebel Street. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2024-DEDICATION-0000108-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/JL/BV

- cc: Dept. of Real Estate, RealEstate@denvergov.org
- City Councilperson, Stacy Gilmore District # 11
- Councilperson Aide, Meredith Gleitz
- Councilperson Aide, Genevieve Barron
- Councilperson Aide, Verenice Galvan
- City Council Staff, Luke Palmisano
- Environmental Services, Andrew Ross
- DOTI, Manager’s Office, Alba Castro
- DOTI, Director, Right-of-Way Services, Glen Blackburn
- DOTI, Deputy Director, Right-of-Way Services, Darion Mayhorn
- Department of Law, Brad Beck
- Department of Law, Katherine Ehlers
- Department of Law, Janet Valdez
- Department of Law, Mar’quasa Maes
- DOTI Survey, Johanna Lee
- DOTI Ordinance
- Owner: City and County of Denver
- Project file folder 2024-DEDICATION-0000108

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave. | Denver, CO 80215
www.denvergov.org/doti
Phone: 720-865-3002

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team at MileHighOrdinance@DenverGov.org by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: March 4, 2026

Please mark one: Bill Request or Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

Yes No

1. Type of Request:

Contract/Grant Agreement Intergovernmental Agreement (IGA) Rezoning/Text Amendment

Dedication/Vacation Appropriation/Supplemental DRMC Change

Other:

2. Title: Dedicate two City-owned parcels of land as Public Right-of-Way as 1) Green Valley Ranch Boulevard, located at the intersection of Green Valley Ranch Boulevard and North Jebel Street, and 2) North Jebel Street, located at the intersection of Green Valley Ranch Boulevard and North Jebel Street.

3. Requesting Agency: DOTI, Right-of-Way Services
Agency Section: Survey

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Barbara Valdez	Name: Alaina McWhorter
Email: Barbara.Valdez@denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:
This project proposes to build a new church on vacant land. The developer was asked to dedicate two parcels of land as 1) Green Valley Ranch Boulevard, and 2) North Jebel Street.

6. City Attorney assigned to this request (if applicable):

7. City Council District: Stacy Gilmore, District #11

8. **For all contracts, fill out and submit accompanying Key Contract Terms worksheet**

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Key Contract Terms

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):

Vendor/Contractor Name (including any dba's):

Contract control number (legacy and new):

Location:

Is this a new contract? Yes No Is this an Amendment? Yes No If yes, how many? _____

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount (A)</i>	<i>Additional Funds (B)</i>	<i>Total Contract Amount (A+B)</i>

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>

Scope of work:

Was this contractor selected by competitive process?

If not, why not?

Has this contractor provided these services to the City before? Yes No

Source of funds:

Is this contract subject to: W/MBE DBE SBE XO101 ACDBE N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts):

Who are the subcontractors to this contract?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____



EXECUTIVE SUMMARY

Project Title: 2024-DEDICATION-0000108

Description of Proposed Project: This project proposes to build a new church on vacant land. The developer was asked to dedicate two parcels of land as 1) Green Valley Ranch Boulevard, and 2) North Jebel Street.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: The City and County of Denver was deeded this land to be dedicated as 1) Green Valley Ranch Boulevard, and 2) North Jebel Street.

Has a Temp MEP been issued, and if so, what work is underway: N/A

What is the known duration of a MEP: N/A

Will land be dedicated to the City if the vacation goes through: N/A

Will an easement be placed over a vacated area, and if so explain: N/A

Will an easement relinquishment be submitted at a later date: N/A

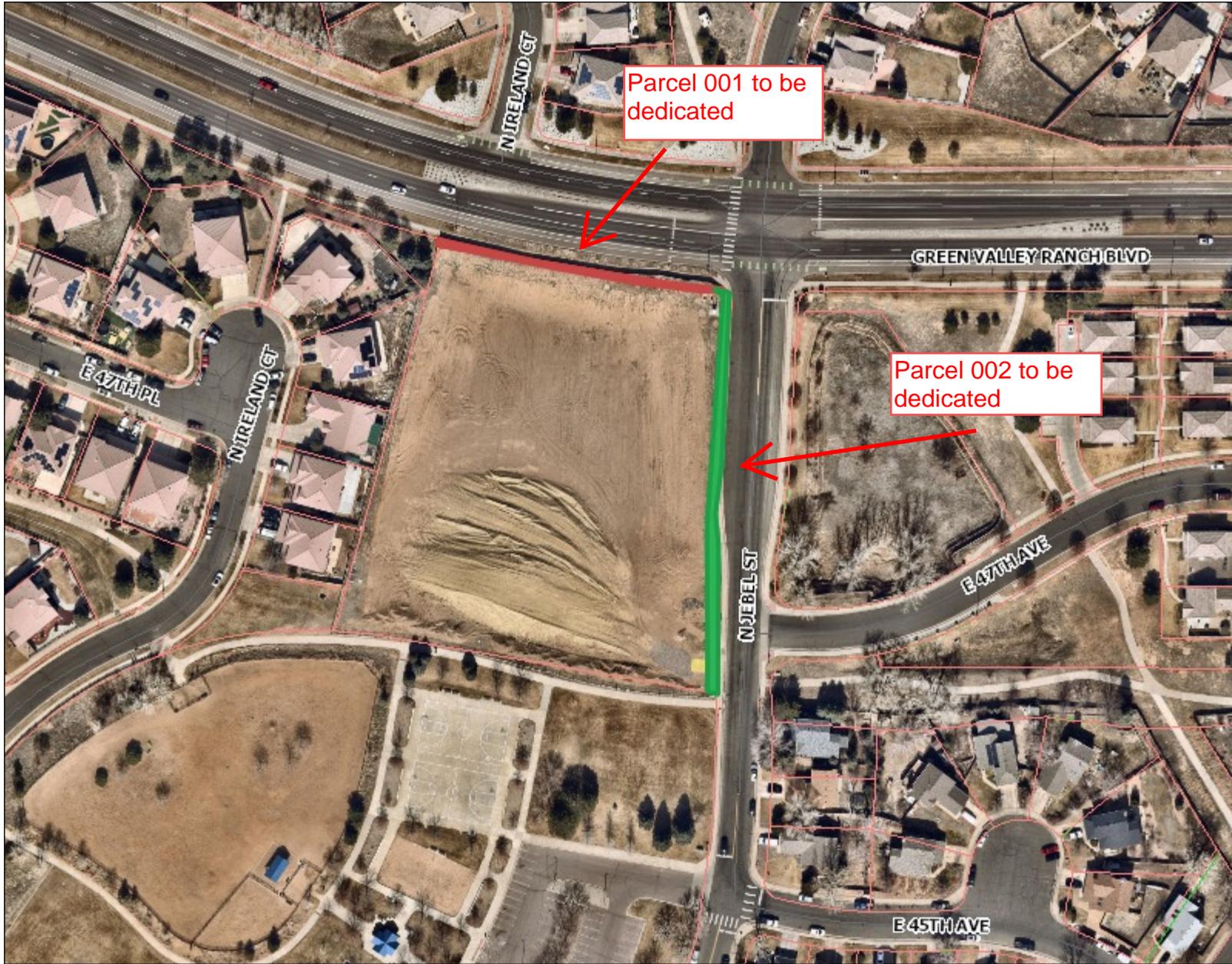
Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) Green Valley Ranch Boulevard, and 2) North Jebel Street, as part of the development project called, "St. Gianna Church."

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave | Denver, CO 80215
www.denvergov.org/doti
Phone: 720-865-3002

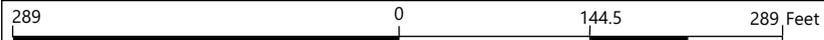
CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV



City and County of Denver



- Legend
- Streets
 - Alleys
 - ▭ County Boundary
 - ▭ Parcels
 - ▭ Lots/Blocks



PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000108-001:**LEGAL DESCRIPTION - STREET PARCEL #1:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF FEBRUARY, 2026, AT RECEPTION NUMBER 2026015139 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 NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 23 BEARS S00°03'31"E A DISTANCE OF 2674.09 FEET, BASIS OF BEARING;
THENCE S47°23'58"E, A DISTANCE OF 1500.43 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF GREEN VALLEY RANCH BOULEVARD, ACCORDING TO THE PLAT OF GREEN VALLEY RANCH FILING NO. 9 AS RECORDED IN BOOK 29, PAGES 75 TO 78 OF THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDERS OFFICE, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF JEBEL STREET ACCORDING TO THE PLAT OF GREEN VALLEY RANCH FILING NO. 5 AS RECORDED IN BOOK 29, PAGES 79 & 80 OF THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDERS OFFICE AND THE POINT OF BEGINNING;
THENCE, ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTHEASTERLY 9.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 36°42'21", HAVING A RADIUS OF 15.00 FEET, AND SUBTENDING A CHORD THAT BEARS S67°12'34"E, A DISTANCE OF 9.45 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT;
THENCE WESTERLY 282.24 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°20'46", HAVING A RADIUS OF 1563.00 FEET, AND SUBTENDING A CHORD THAT BEARS N80°43'05"W, A DISTANCE OF 281.85 FEET TO A POINT OF NON-TANGENCY, SAID POINT ALSO BEING ON THE EAST LINE OF GREEN VALLEY RANCH FILING NO. 25 AS RECORDED AT RECEPTION NO. 9800186435 OF THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDERS OFFICE;
THENCE, ALONG SAID EAST LINE OF GREEN VALLEY RANCH FILING NO. 25, N14°27'18"E, A DISTANCE OF 3.00 FEET TO A POINT ON A CURVE ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREEN VALLEY RANCH BOULEVARD AS SHOWN ON THE PLAT OF GREEN VALLEY RANCH FILING NO. 9;
THENCE, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF GREEN VALLEY RANCH BOULEVARD, SOUTHEASTERLY 272.75 FEET ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°01'03", HAVING A RADIUS OF 1,560.00 FEET AND SUBTENDING A CHORD THAT BEARS S80°33'13"E, A DISTANCE OF 272.40 FEET TO THE POINT OF BEGINNING.

CONTAINING: 837 SQ. FT +/- (0.019 ACRES +/-)

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000108-002:**LEGAL DESCRIPTION - STREET PARCEL #2:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF FEBRUARY, 2026, AT RECEPTION NUMBER 2026015139 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 NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 23 BEARS

S00°03'31"E A DISTANCE OF 2674.09 FEET, BASIS OF BEARING;
THENCE S47°31'30"E, A DISTANCE OF 1509.42 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF JEBEL STREET ACCORDING TO THE PLAT OF GREEN VALLEY RANCH FILING NO. 5 AS RECORDED IN BOOK 29, PAGES 79 & 80 OF THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDERS OFFICE AND THE POINT OF BEGINNING;
THENCE, ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTHEASTERLY 13.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 51°28'30" HAVING A RADIUS OF 15.00 FEET, AND SUBTENDING A CHORD THAT BEARS S23°07'09"E, A DISTANCE OF 13.03 FEET TO A POINT OF TANGENCY;
THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, S02°37'06"W, A DISTANCE OF 164.06 FEET, TO A POINT OF CURVATURE;
THENCE, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE OF JEBEL STREET, SOUTHEASTERLY 69.24 FEET ALONG THE ARC OF A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 9°55'04", HAVING A RADIUS OF 400.00 FEET, AND SUBTENDING A CHORD THAT BEARS S02°20'26"E, A DISTANCE OF 69.15 FEET TO A POINT OF REVERSE CURVATURE;
THENCE, CONTINUING, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHEASTERLY 61.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08°51'51", HAVING A RADIUS OF 400.00 FEET, AND SUBTENDING A CHORD THAT BEARS S02°52'02"E A DISTANCE OF 61.82 FEET TO A POINT OF TANGENCY;
THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S01°33'53"W, A DISTANCE OF 93.95 FEET TO THE NORTHEAST CORNER OF TRACT B OF SAID GREEN VALLEY RANCH FILING NO. 5;
THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, N80°08'27"W ALONG THE NORTH LINE OF SAID TRACT B, GREEN VALLEY RANCH FILING NO. 5, A DISTANCE OF 12.13 FEET;
THENCE, DEPARTING THE SAID NORTH LINE OF TRACT B, N01°33'53"E, A DISTANCE OF 92.20 FEET, TO A POINT OF CURVATURE;
THENCE, NORTHWESTERLY 60.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°51'51", HAVING A RADIUS OF 388.00 FEET, AND SUBTENDING A CHORD THAT BEARS N02°52'02"W, A DISTANCE OF 59.97 FEET TO A POINT OF REVERSE CURVATURE;
THENCE, NORTHWESTERLY, 71.32 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 9°55'04", HAVING A RADIUS OF 412.00 FEET, AND SUBTENDING A CHORD THAT BEARS N02°20'26"W A DISTANCE OF 71.23 FEET TO A POINT OF TANGENCY;
THENCE, N02°37'06"E, A DISTANCE OF 161.48 FEET, TO A POINT CURVATURE;
THENCE, NORTHWESTERLY 22.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 87°44'54", HAVING A RADIUS OF 15.00 FEET, AND SUBTENDING A CHORD THAT BEARS N41°15'21"W, A DISTANCE OF 20.79 FEET TO A POINT OF A NON-TANGENT CURVE;
THENCE, SOUTHEASTERLY 20.76 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 0°45'40", HAVING A RADIUS OF 1563.00, AND SUBTENDING A CHORD THAT BEARS S85°30'38"E, A DISTANCE OF 20.76 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4,826 SQ. FT +/- (0.111 ACRES +/-)



02/18/2026 10:26 AM
City & County of Denver
Electronically Recorded

R \$0.00

WD

D \$0.00

After signing, return to:
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Division of Real Estate
Denver, Colorado 80202
Project Description: 2024-DEDICATION-0000108
Asset Mgmt No.: 26-014

SPECIAL WARRANTY DEED

February THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 10th day of February, 2026, by **THE ARCHDIOCESE OF DENVER, A COLORADO CORPORATION SOLE, AS TRUSTEE FOR THE BENEFIT OF ST. GIANNA BERETTA MOLLA CATHOLIC PARISH IN DENVER, A CORPORATION SOLE** 1300 S Steele St, Denver, Colorado 80210, United States (“Grantor”) to the **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation of the State of Colorado and home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 (“Grantee”).

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on the attached Exhibit(s) hereto and incorporated herein (“Property”);

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in, and to the above-bargained Property, together with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto Grantee, and its successors and assigns forever. Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under Grantor.

No separate bill of sale with respect to improvements on the Property will be executed.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

ATTEST:

THE ARCHDIOCESE OF DENVER, A COLORADO CORPORATION SOLE, AS TRUSTEE FOR THE BENEFIT OF ST. GIANNA BERETTA MOLLA CATHOLIC PARISH IN DENVER, A CORPORATION SOLE

By: 

Name: Very Rev. R. Michael Dollins, V.G.

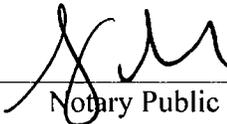
Its: Vicar General and Attorney-in-Fact for Samuel J. Aquila, S.T.L., Archbishop of Denver

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 10th day of February, 2026 by Very Rev. R. Michael Dollins as Vicar General of THE ARCHDIOCESE OF DENVER, A COLORADO CORPORATION SOLE, AS TRUSTEE FOR THE BENEFIT OF ST. GIANNA BERETTA MOLLA CATHOLIC PARISH IN DENVER, A CORPORATION SOLE

Witness my hand and official seal.

My commission expires: May 6th 2024



Notary Public

FLOR SANDOVAL VALENCIA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204028521
MY COMMISSION EXPIRES MAY 06, 2029

2022-projmstr-0000232-ROW-001

EXHIBIT A
LEGAL DESCRIPTION
SHEET 1 OF 2

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 23 BEARS S00°03'31"E A DISTANCE OF 2674.09 FEET, BASIS OF BEARING;
THENCE S47°23'58"E, A DISTANCE OF 1500.43 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF GREEN VALLEY RANCH BOULEVARD, ACCORDING TO THE PLAT OF GREEN VALLEY RANCH FILING NO. 9 AS RECORDED IN BOOK 29, PAGES 75 TO 78 OF THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDERS OFFICE, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF JEBEL STREET ACCORDING TO THE PLAT OF GREEN VALLEY RANCH FILING NO. 5 AS RECORDED IN BOOK 29, PAGES 79 & 80 OF THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDERS OFFICE AND THE **POINT OF BEGINNING**;
THENCE, ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTHEASTERLY 9.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 36°42'21", HAVING A RADIUS OF 15.00 FEET, AND SUBTENDING A CHORD THAT BEARS S67°12'34"E, A DISTANCE OF 9.45 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT;
THENCE WESTERLY 282.24 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°20'46", HAVING A RADIUS OF 1563.00 FEET, AND SUBTENDING A CHORD THAT BEARS N80°43'05"W, A DISTANCE OF 281.85 FEET TO A POINT OF NON-TANGENCY, SAID POINT ALSO BEING ON THE EAST LINE OF GREEN VALLEY RANCH FILING NO. 25 AS RECORDED AT RECEPTION NO. 9800186435 OF THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDERS OFFICE;
THENCE, ALONG SAID EAST LINE OF GREEN VALLEY RANCH FILING NO. 25, N14°27'18"E, A DISTANCE OF 3.00 FEET TO A POINT ON A CURVE ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREEN VALLEY RANCH BOULEVARD AS SHOWN ON THE PLAT OF GREEN VALLEY RANCH FILING NO. 9;
THENCE, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF GREEN VALLEY RANCH BOULEVARD, SOUTHEASTERLY 272.75 FEET ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°01'03", HAVING A RADIUS OF 1,560.00 FEET AND SUBTENDING A CHORD THAT BEARS S80°33'13"E, A DISTANCE OF 272.40 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 837 SQ. FT ± (0.019 ACRES ±)

SURVEYOR'S CERTIFICATION

THIS EXHIBIT DESCRIPTION AND THE ACCOMPANYING EXHIBIT WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO. THEY WERE COMPLETED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, ARE BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF AND ARE NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DARREN P. SHANKS, PLS 38193
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR
FOR AND ON BEHALF OF
FARNSWORTH GROUP, INC.
(303) 692-8838

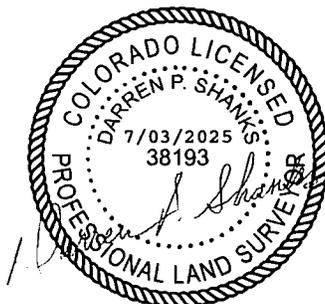
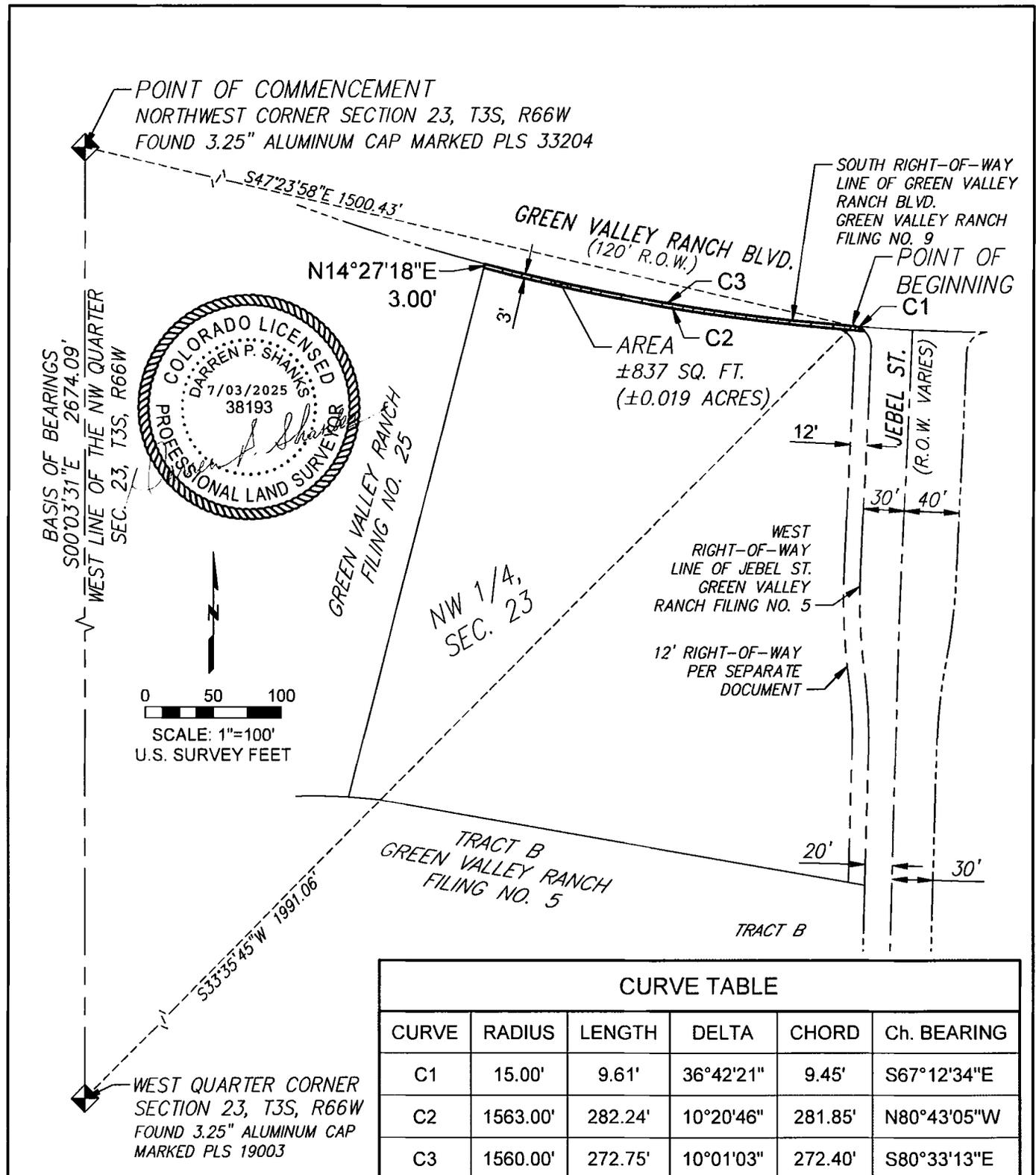


EXHIBIT A
ILLUSTRATION
SHEET 2 OF 2

2022-projmstr-0000232-ROW-001



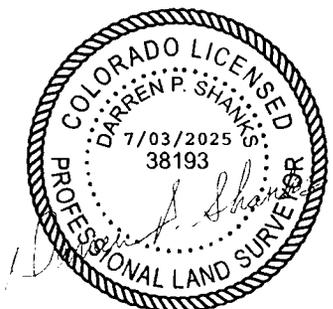
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	Ch. BEARING
C1	15.00'	9.61'	36°42'21"	9.45'	S67°12'34"E
C2	1563.00'	282.24'	10°20'46"	281.85'	N80°43'05"W
C3	1560.00'	272.75'	10°01'03"	272.40'	S80°33'13"E

PROPERTY					
SECTION 23,	TOWNSHIP 3S,	RANGE 66W	SCALE: 1" = 100'		
6TH PRINCIPAL MERIDIAN,	DENVER COUNTY,	COLORADO	DRAWN BY: MDG		
DOCUMENT NO.	DENVER	AGENT:	DATE: 7/3/2025		

EXHIBIT A
LEGAL DESCRIPTION
SHEET 1 OF 4

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 23 BEARS S00°03'31"E A DISTANCE OF 2674.09 FEET, BASIS OF BEARING;
THENCE S47°31'30"E, A DISTANCE OF 1509.42 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF JEBEL STREET ACCORDING TO THE PLAT OF GREEN VALLEY RANCH FILING NO. 5 AS RECORDED IN BOOK 29, PAGES 79 & 80 OF THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDERS OFFICE AND THE **POINT OF BEGINNING**;
THENCE, ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTHEASTERLY 13.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 51°28'30" HAVING A RADIUS OF 15.00 FEET, AND SUBTENDING A CHORD THAT BEARS S23°07'09"E, A DISTANCE OF 13.03 FEET TO A POINT OF TANGENCY;
THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, S02°37'06"W, A DISTANCE OF 164.06 FEET, TO A POINT OF CURVATURE;
THENCE, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE OF JEBEL STREET, SOUTHEASTERLY 69.24 FEET ALONG THE ARC OF A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 9°55'04", HAVING A RADIUS OF 400.00 FEET, AND SUBTENDING A CHORD THAT BEARS S02°20'26"E, A DISTANCE OF 69.15 FEET TO A POINT OF REVERSE CURVATURE;
THENCE, CONTINUING, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHEASTERLY 61.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08°51'51", HAVING A RADIUS OF 400.00 FEET, AND SUBTENDING A CHORD THAT BEARS S02°52'02"E A DISTANCE OF 61.82 FEET TO A POINT OF TANGENCY;
THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S01°33'53"W, A DISTANCE OF 93.95 FEET TO THE NORTHEAST CORNER OF TRACT B OF SAID GREEN VALLEY RANCH FILING NO. 5;
THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, N80°08'27"W ALONG THE NORTH LINE OF SAID TRACT B, GREEN VALLEY RANCH FILING NO. 5, A DISTANCE OF 12.13 FEET;
THENCE, DEPARTING THE SAID NORTH LINE OF TRACT B, N01°33'53"E, A DISTANCE OF 92.20 FEET, TO A POINT OF CURVATURE;
THENCE, NORTHWESTERLY 60.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°51'51", HAVING A RADIUS OF 388.00 FEET, AND SUBTENDING A CHORD THAT BEARS N02°52'02"W, A DISTANCE OF 59.97 FEET TO A POINT OF REVERSE CURVATURE;
THENCE, NORTHWESTERLY, 71.32 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 9°55'04", HAVING A RADIUS OF 412.00 FEET, AND SUBTENDING A CHORD THAT BEARS N02°20'26"W A DISTANCE OF 71.23 FEET TO A POINT OF TANGENCY;
THENCE, N02°37'06"E, A DISTANCE OF 161.48 FEET, TO A POINT CURVATURE;
THENCE, NORTHWESTERLY 22.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 87°44'54", HAVING A RADIUS OF 15.00 FEET, AND SUBTENDING A CHORD THAT BEARS N41°15'21"W, A DISTANCE OF 20.79 FEET TO A POINT OF A NON-TANGENT CURVE;



2022-projmstr-0000232-ROW-002

EXHIBIT A
LEGAL DESCRIPTION
SHEET 2 OF 4

THENCE, SOUTHEASTERLY 20.76 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 0°45'40", HAVING A RADIUS OF 1563.00, AND SUBTENDING A CHORD THAT BEARS S85°30'38"E, A DISTANCE OF 20.76 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 4,826 SQ. FT ± (0.111 ACRES ±)

SURVEYOR'S CERTIFICATION

THIS EXHIBIT DESCRIPTION AND THE ACCOMPANYING EXHIBIT WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO. THEY WERE COMPLETED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, ARE BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF AND ARE NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DARREN P. SHANKS, PLS 38193
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR
FOR AND ON BEHALF OF
FARNSWORTH GROUP, INC.
(303) 692-8838

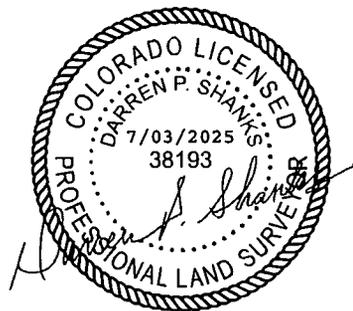
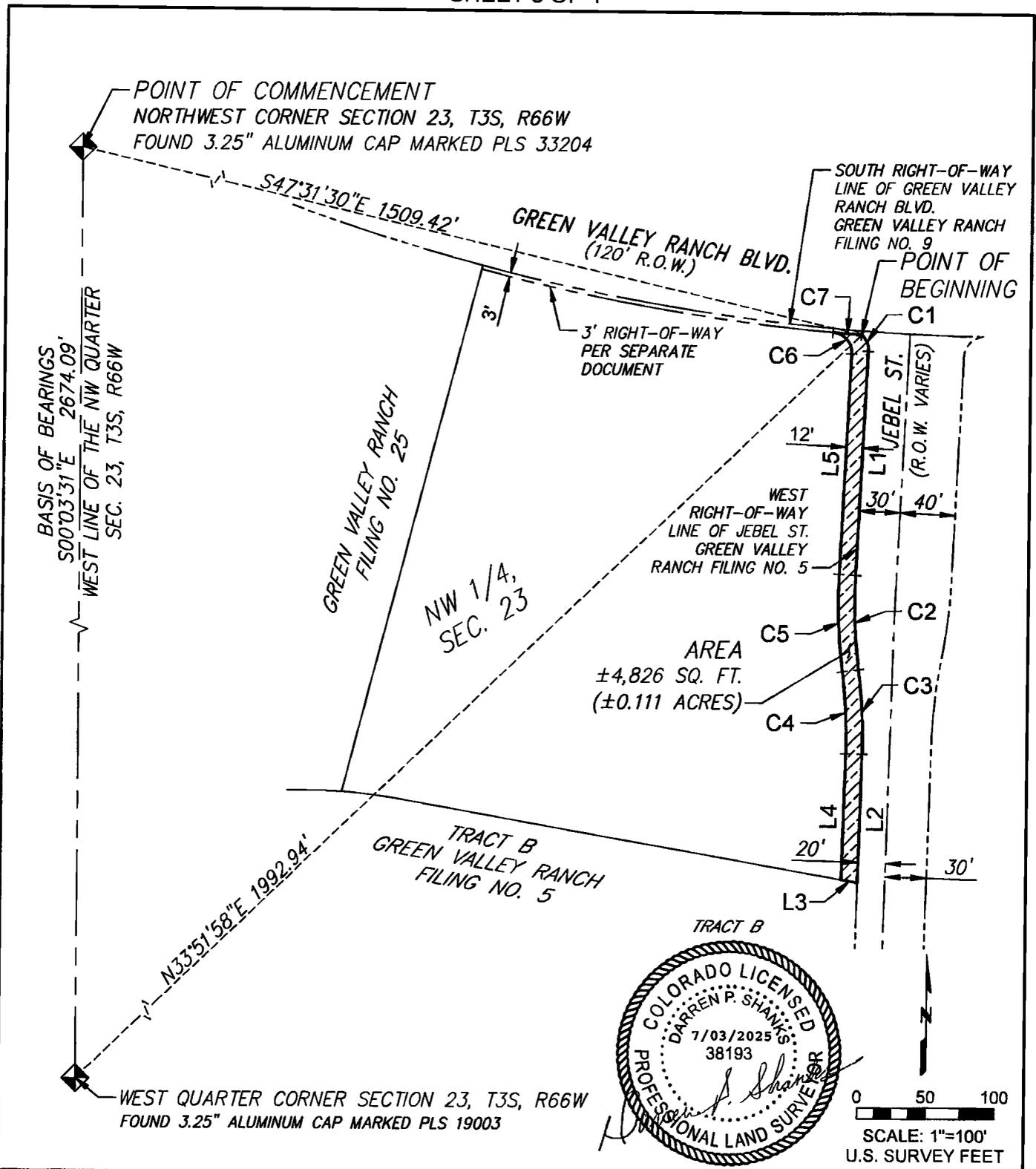


EXHIBIT A
ILLUSTRATION
SHEET 3 OF 4

2022-projmstr-0000232-ROW-002

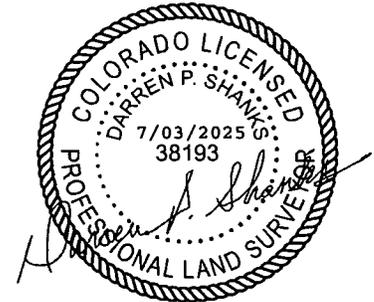


PROPERTY		
SECTION 23,	TOWNSHIP 3S,	RANGE 66W
6TH PRINCIPAL MERIDIAN,	DENVER COUNTY,	COLORADO
DOCUMENT NO.	DENVER	AGENT:
		SCALE: 1" = 100'
		DRAWN BY: MDG
		DATE: 7/3/2025

EXHIBIT A
LINE AND CURVE TABLE
SHEET 4 OF 4

2022-projmstr-0000232-ROW-002

LINE TABLE		
LINE	LENGTH	BEARING
L1	164.06'	S02°37'06"W
L2	93.95'	S01°33'53"W
L3	12.13'	N80°08'27"W
L4	92.20'	N01°33'53"E
L5	161.48'	N02°37'06"E



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	Ch. BEARING
C1	15.00'	13.48'	51°28'30"	13.03'	S23°07'09"E
C2	400.00'	69.24'	9°55'04"	69.15'	S02°20'26"E
C3	400.00'	61.88'	8°51'51"	61.82'	S02°52'02"E
C4	388.00'	60.03'	8°51'51"	59.97'	N02°52'02"W
C5	412.00'	71.32'	9°55'04"	71.23'	N02°20'26"W
C6	15.00'	22.97'	87°44'54"	20.79'	N41°15'21"W
C7	1563.00'	20.76'	0°45'40"	20.76'	S85°30'38"E

PROPERTY

SECTION 23,	TOWNSHIP 3S,	RANGE 66W	SCALE: N/A
6TH PRINCIPAL MERIDIAN,	DENVER COUNTY,	COLORADO	DRAWN BY: MDG
DOCUMENT NO.	DENVER	AGENT:	DATE: 7/3/2025