

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000035-001:

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 4TH DAY OF JUNE, 2026, AT RECEPTION NUMBER 2026070415 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 SUN VALLEY HOMES FOURTH FILING, RECORDED MARCH 4, 2024 AT RECEPTION NO. 2024017455, IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE FOR THE CITY AND COUNTY OF DENVER, COLORADO, SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT C
SUN VALLEY HOMES FOURTH FILING
CONTAINING 1,755 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000035-002:

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 4TH DAY OF JUNE, 2026, AT RECEPTION NUMBER 2026070415 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 SUN VALLEY HOMES FOURTH FILING, RECORDED MARCH 4, 2024 AT RECEPTION NO. 2024017455, IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE FOR THE CITY AND COUNTY OF DENVER, COLORADO, SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT E
SUN VALLEY HOMES FOURTH FILING
CONTAINING 1,527 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000035-003:

LEGAL DESCRIPTION - STREET PARCEL NO. 3

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF JUNE, 2026, AT RECEPTION NUMBER 2026070415 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING THAT PORTION OF TRACT F OF SUN VALLEY HOMES THIRD FILING, RECORDED OCTOBER 31, 2022 AT RECEPTION NO. 2022136390, IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE FOR THE CITY AND COUNTY OF DENVER, COLORADO, LYING ALONG THE NORTH SIDE OF WEST 9TH AVENUE, SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT AT THE INTERSECTION OF NORTH ALCOTT STREET AND WEST 9TH AVENUE FROM WHENCE THE RANGE POINT EAST OF WEST ALCOTT STREET AT THE SOUTH PLATTE RIVER BEARS NORTH 89°43'30" EAST A DISTANCE OF 255.12 FEET AND UPON WHICH THESE BEARINGS ARE BASED;

THENCE NORTH 45°24'57" WEST A DISTANCE OF 28.35 FEET TO THE SOUTHEAST CORNER OF SAID TRACT F OF SUN VALLEY HOMES THIRD FILING AND THE POINT OF BEGINNING.

THENCE SOUTH 89°43'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST 9TH AVENUE, A DISTANCE OF 247.00 FEET TO A POINT;

THENCE NORTH 00°33'24" WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 6.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT F;

THENCE NORTH 89°43'30" EAST, ALONG SAID NORTH LINE OF TRACT F, A DISTANCE OF 247.00 FEET TO A POINT;

THENCE SOUTH 00°33'24" EAST A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,482 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.