

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000071-001:

LEGAL DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 6TH DAY OF JANUARY, 2025, AT RECEPTION NUMBER 2025000839 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 LOT 3, BLOCK 3, STAPLETON FILING NO. 17, AND SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT SOUTH OF THE INTERSECTION OF EAST 25TH DRIVE AND CENTRAL PARK BOULEVARD, BEING A FOUND RED PLASTIC CAP, 0.3' BELOW GRADE IN A RANGE BOX MARKED, "URS CORP, PLS 20683", FROM WHENCE THE RANGE POINT IN THE INTERSECTION OF EAST 25TH DRIVE AND CENTRAL PARK BOULEVARD, BEING A FOUND 2.5" BRASS CAP, FLUSH IN CONCRETE MARKED, "URS CORP., 2004, PLS 20683", BEARS NORTH 00°00'45" EAST, A DISTANCE OF 255.64 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 07°25'35" WEST, A DISTANCE OF 713.28 FEET TO THE SOUTH LINE OF SAID LOT 3 AND THE POINT OF BEGINNING;

THENCE 122.00 FEET ALONG THE SOUTH LINE OF SAID LOT 3 AND A CURVE TO THE RIGHT WITH A RADIUS OF 186.93 FEET, A DELTA OF 37°23'43", AND A CHORD WHICH BEARS SOUTH 70°25'08" WEST, A DISTANCE OF 119.85 FEET; THENCE NORTH 89°59'15" WEST CONTINUING ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 318.67 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE NORTH 00°00'45" EAST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 2.00 FEET;

THENCE PARALLEL TO AND 2 FEET NORTH OF THE SOUTH LINE OF SAID LOT 3, SOUTH 89°59'15" EAST, A DISTANCE OF 318.67 FEET;

THENCE 121.33 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 186.00 FEET, A DELTA OF 37°22'33", AND A CHORD WHICH BEARS NORTH 71°19'29" EAST A DISTANCE OF 119.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 759 SQUARE FEET OR 0.017 ACRES OF LAND, MORE OR LESS.