

PARCEL DESCRIPTION ROW NO.2025-DEDICATION-0000062-001:

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 16TH DAY OF JULY, 2026, AT RECEPTION NUMBER 2026087021 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A parcel of land being a part of Lot 48, Block 7, Colfax Avenue Subdivision of Maple Grove Subdivision, a Subdivision Plat Recorded in Book 2 at Page 29 and Book 8 at Page 71 Denver County, Colorado Clerk and Recorder's Office, (Originally filed in Arapahoe County in Book 4 at Page 20) situated in the NE 1/4 of Section 6, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

The North 7.00 feet of Lot 48, Block 7, Colfax Avenue Subdivision of Maple Grove Subdivision.

Parcel 1 Contains (875 Square Feet) 0.0201 Acres, more or less.

PARCEL DESCRIPTION ROW NO.2025-DEDICATION-0000062-002:

LEGAL DESCRIPTION - ALLEY PARCEL NO. 2

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 16TH DAY OF JULY, 2026, AT RECEPTION NUMBER 2026087021 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A parcel of land being a part of Lots 44 through 48, Block 7, Colfax Avenue Subdivision of Maple Grove Subdivision, a Subdivision Plat Recorded in Book 2 at Page 29 and Book 8 at Page 71 Denver County, Colorado Clerk and Recorder's Office, (Originally filed in Arapahoe County in Book 4 at Page 20) situated in the NE 1/4 of Section 6, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

The West 3.00 feet of Lots 44 through 47, and the West 3.00 feet of the South 18 feet of Lot 48, Block 7, Colfax Avenue Subdivision of Maple Grove Subdivision.

Parcel 2 Contains (354 Square Feet) 0.0081 Acres, more or less.