

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000174-001:

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 21ST DAY OF JULY, 2026, AT RECEPTION NUMBER 2026088335 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER’S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED ON PLOT 7, BLOCK 1, HARMANS SUBDIVISION, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BEING THE NORTHWEST CORNER OF PLOT 7, BLOCK 1, THENCE S00°18'58"E ALONG THE WEST LINE OF SAID PLOT 7 A DISTANCE OF 15.00 FEET, THENCE N89°49'39"E A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING, WHENCE THE NORTHWEST CORNER OF SAID SECTION 12, BEARS N60°23'30"W, A DISTANCE OF 230.88 FEET,

THENCE THE FOLLOWING THREE (3) COURSES:

- 1. S38°57'12"E A DISTANCE OF 1.92 FEET TO A NON-TANGENT CURVE;
- 2. ALONG SAID NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 206.00 FEET, AN ARC LENGTH OF 2.25 FEET, AND AN INTERNAL ANGLE OF 00°37'33" WITH A CHORD BEARING OF N48°20'20"W AND A DISTANCE OF 2.25 FEET;
- 3. N89°49'39"E A DISTANCE OF 0.47 FEET TO THE TRUE POINT OF BEGINNING.

ABOVE DESCRIBED PARCEL CONTAINS 0.35 SQUARE FEET OR 0.00001 ACRES MORE OR LESS.

BASIS OF BEARINGS IS THE ZERO FOOT (0') RANGE LINE ON UNIVERSITY BOULEVARD; MONUMENTED ON THE NORTH BY A 6" STONE W/CUT CROSS IN A CCD RANGE BOX LOCATED ON THE SOUTHEAST CORNER OF EAST 6TH AVENUE AND UNIVERSITY BOULEVARD, AND MONUMENTED ON THE SOUTH BY A 5/8" REBAR IN CCD RANGE BOX LOCATED IN THE NORTHEAST CORNER OF UNIVERSITY BOULEVARD AND EAST 5TH AVENUE, LOCATED 2.7 FEET NORTH OF THE NORTH FLOWLINE OF EAST 5TH AVENUE. THE LINE AS DESCRIBED BEARS N00°20'47"W.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000174-002:

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 21ST DAY OF JULY, 2026, AT RECEPTION NUMBER 2026088335 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER’S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED ON PLOT 7, BLOCK 1, HARMANS SUBDIVISION, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BEING THE NORTHWEST CORNER OF SAID PLOT 7, BLOCK 1, THENCE S00°18'58"E ALONG THE WEST LINE OF SAID PLOT 7 A DISTANCE OF 15.00 FEET, THENCE N89°49'39"E A DISTANCE OF 60.00 FEET, THENCE S38°57'12"E A DISTANCE OF 44.84 FEET, THENCE S36°47'01"E A DISTANCE OF 28.16 FEET TO THE TRUE POINT OF BEGINNING,

THENCE THE FOLLOWING THREE (3) COURSES:

- 1. S36°47'01"E A DISTANCE OF 34.05 FEET;
- 2. S89°44'27"W A DISTANCE OF 8.23 FEET TO A NON-TANGENT CURVE;
- 3. ALONG SAID NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 206.00 FEET, AN ARC LENGTH OF 29.91 FEET, AND AN INTERNAL ANGLE OF 08°19'16" WITH A CHORD BEARING OF N24°00'49"W AND A DISTANCE OF 29.93 FEET TO THE TRUE POINT OF BEGINNING.

ABOVE DESCRIBED PARCEL CONTAINS 101.77 SQUARE FEET OR 0.002 ACRES MORE OR LESS.

BASIS OF BEARINGS IS THE ZERO FOOT (0') RANGE LINE ON UNIVERSITY BOULEVARD; MONUMENTED ON THE NORTH BY A 6" STONE W/CUT CROSS IN A CCD RANGE BOX LOCATED ON THE SOUTHEAST CORNER OF EAST 6TH AVENUE AND UNIVERSITY BOULEVARD, AND MONUMENTED ON THE SOUTH BY A 5/8" REBAR IN CCD RANGE BOX LOCATED IN THE NORTHEAST CORNER OF UNIVERSITY BOULEVARD AND EAST 5TH AVENUE, LOCATED 2.7 FEET NORTH OF THE NORTH FLOWLINE OF EAST 5TH AVENUE. THE LINE AS DESCRIBED BEARS N00°20'47"W.