

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000179-001:

LEGAL DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF AUGUST, 2025, AT RECEPTION NUMBER 2025085751 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF ZONE LOT 2 DESCRIBED AT RECEPTION NO. 2024003503 AS FILED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS OF THIS DESCRIPTION IS N89°52'06"E, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, THIS BEARING IS ASSUMED. THE SOUTH QUARTER CORNER OF SECTION 9 BEING MONUMENTED BY 3.25" DIAMETER ALUMINUM CAP IN A RANGE BOX STAMPED "LS 11544, 1986". THE SOUTHEAST CORNER OF SECTION 9 BEING MONUMENTED BY A 2.5" DIAMETER ALUMINUM CAP IN A RANGE BOX STAMPED "LS 24968, 2006"

COMMENCING AT A POINT OF INTERSECTION BETWEEN THE SOUTH LINE OF SAID SECTION 9 AND THE CENTERLINE OF SOUTH SYRACUSE STREET; THENCE N85°02'44"E A DISTANCE OF 416.22 FEET TO THE SOUTHWEST CORNER OF SAID ZONE LOT 2; SAID POINT BEING THE POINT OF BEGINNING;

THENCE N08°44'09"W, ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 3.97 FEET; THENCE N84°00'14"E A DISTANCE OF 41.93 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 2; THENCE S78°34'28"W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 41.93 FEET TO THE POINT OF BEGINNING.

CONTAINING: 83 SQUARE FEET, 0.0019 ACRES, MORE OR LESS.