

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000176-001:

LEGAL DESCRIPTION - STREET PARCEL #1:

PARCEL ONE OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF JANUARY, 2026, AT RECEPTION NUMBER 2026006394 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 16 TO 40 AND A PORTION THE SOUTH 5 FEET OF LOT 15, AND A PORTION OF THE VACATED ALLEY ADJACENT TO LOTS 16 TO 33, AND THE SOUTH 5 FEET OF LOTS 15 AND 34, BLOCK 6, ROSEDALE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (502), NORTH AMERICAN DATUM 1983 (2011), BASED ON GPS OBSERVATION USING TRIMBLE VRS NETWORK AND IS REFERENCED TO THE 20' RANGE LINE IN SOUTH CHEROKEE STREET, BETWEEN WEST EVANS AVENUE AND WEST ASBURY AVENUE, MONUMENTED WITH A 3/4" REBAR, LENGTH UNKNOWN, AND 2 1/2" ALUMINUM CAP IN RANGE BOX STAMPED PLS 16116 AT THE SOUTH END AND A 3/4" REBAR, LENGTH UNKNOWN, AND 2 1/2" ALUMINUM CAP IN RANGE BOX STAMPED WILSON & COMPANY, LS 37066 AT THE NORTH END, BEARING NORTH 0°13'28" WEST, A DISTANCE OF 659.83 FEET.

PARCEL ONE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 6;
THENCE NORTH 89°33'01" EAST, 266.09 FEET ALONG NORTH RIGHT-OF-WAY LINE OF WEST EVANS AVENUE TO THE SOUTHEAST CORNER OF SAID BLOCK 6;
THENCE NORTH 0°14'38" WEST, 14.00 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH BANNOCK STREET;
THENCE SOUTH 89°33'01" WEST, 266.09 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH CHEROKEE STREET;
THENCE SOUTH 0°13'28" EAST, 14.00 FEET, ALOG SAID EAST LINE TO THE POINT OF BEGINNING.
CONTAINING 3,725 SQUARE FEET, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000176-002:

LEGAL DESCRIPTION - STREET PARCEL #2:

PARCEL ONE OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF JANUARY, 2026, AT RECEPTION NUMBER 2026006394 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 16 TO 40 AND A PORTION THE SOUTH 5 FEET OF LOT 15, AND A PORTION OF THE VACATED ALLEY ADJACENT TO LOTS 16 TO 33, AND THE SOUTH 5 FEET OF LOTS 15 AND 34, BLOCK 6, ROSEDALE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (502), NORTH AMERICAN DATUM 1983 (2011), BASED ON GPS OBSERVATION USING TRIMBLE VRS NETWORK AND IS REFERENCED TO THE 20' RANGE LINE IN SOUTH CHEROKEE STREET, BETWEEN WEST EVANS AVENUE AND WEST ASBURY AVENUE, MONUMENTED WITH A 3/4" REBAR, LENGTH UNKNOWN, AND 2 1/2" ALUMINUM CAP IN RANGE BOX STAMPED PLS 16116 AT THE SOUTH END AND A 3/4" REBAR, LENGTH UNKNOWN, AND 2 1/2" ALUMINUM CAP IN RANGE BOX STAMPED WILSON & COMPANY, LS 37066 AT THE NORTH END, BEARING NORTH 0°13'28" WEST, A DISTANCE OF 659.83 FEET.

PARCEL TWO:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 6;
THENCE NORTH 0°13'28" WEST, 14.00 FEET, ALOG THE EAST RIGHT-OF-WAY LINE OF SOUTH CHEROKEE STREET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID EAST LINE NORTH 0°13'28" WEST, 215.94 FEET TO A POINT 5 FEET NORTH OF THE SOUTH LINE OF LOT 15;
THENCE DEPARTING SAID EAST LINE, NORTH 89°32'18" EAST, 2.00 FEET;
THENCE SOUTH 0°13'28" EAST, 215.94 FEET, AND PARALLEL WITH SAID EAST LINE TO A POINT 14 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF WEST EVANS AVENUE;
THENCE SOUTH 89°33'01" WEST, 2.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 432 SQUARE FEET, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000176-003:

LEGAL DESCRIPTION - STREET PARCEL #3:

PARCEL ONE OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF JANUARY, 2026, AT RECEPTION NUMBER 2026006394 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (502), NORTH AMERICAN DATUM 1983 (2011), BASED ON GPS OBSERVATION USING TRIMBLE VRS NETWORK AND IS REFERENCED TO THE 20' RANGE LINE IN SOUTH CHEROKEE STREET, BETWEEN WEST EVANS AVENUE AND WEST ASBURY AVENUE, MONUMENTED WITH A 3/4" REBAR, LENGTH UNKNOWN, AND 2 1/2" ALUMINUM CAP IN RANGE BOX STAMPED PLS 16116 AT THE SOUTH END AND A 3/4" REBAR, LENGTH UNKNOWN, AND 2 1/2" ALUMINUM CAP IN RANGE BOX STAMPED WILSON & COMPANY, LS 37066 AT THE NORTH END, BEARING NORTH 0°13'28" WEST, A DISTANCE OF 659.83 FEET.

PARCEL THREE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 6;
THENCE NORTH 0°14'38" WEST, 14.00 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH BANNOCK STREET TO THE POINT OF BEGINNING;
THENCE SOUTH 89°33'01" WEST, 2.00 FEET;

THENCE NORTH 0°14'38" WEST, 386.00 FEET, AND PARALLEL WITH SAID WEST LINE TO A POINT ON THE NORTH LINE OF LOT 40.
THENCE NORTH 89°31'44" EAST, 2.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF SOUTH BANNOCK STREET;
THENCE SOUTH 0°14'38" EAST, 386.00 FEET, ALONG SAID WEST LINE TO THE POINT OF BEGINNING.
CONTAINING 772 SQUARE FEET, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000176-004:

LEGAL DESCRIPTION - ALLEY PARCEL #4:

PARCEL ONE OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF JANUARY, 2026, AT RECEPTION NUMBER 2026006394 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (502), NORTH AMERICAN DATUM 1983 (2011), BASED ON GPS OBSERVATION USING TRIMBLE VRS NETWORK AND IS REFERENCED TO THE 20' RANGE LINE IN SOUTH CHEROKEE STREET, BETWEEN WEST EVANS AVENUE AND WEST ASBURY AVENUE, MONUMENTED WITH A 3/4" REBAR, LENGTH UNKNOWN, AND 2 1/2" ALUMINUM CAP IN RANGE BOX STAMPED PLS 16116 AT THE SOUTH END AND A 3/4" REBAR, LENGTH UNKNOWN, AND 2 1/2" ALUMINUM CAP IN RANGE BOX STAMPED WILSON & COMPANY, LS 37066 AT THE NORTH END, BEARING NORTH 0°13'28" WEST, A DISTANCE OF 659.83 FEET.

PARCEL FOUR:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 40;
THENCE SOUTH 0°14'03" EAST, 169.98 FEET, ALONG THE EAST LINE OF ALLEY DESCRIBED IN BOOK 7, PAGE 35 TO A POINT 5 FEET NORTH OF THE NORTHWEST CORNER OF LOT 33 ;
THENCE NORTH 89°32'18" EAST, 16.00 FEET;
THENCE NORTH 0°14'03" WEST, 60.00 FEET AND PARALLEL WITH SAID EAST LINE OF THE ALLEY;
THENCE NORTH 28°32'06" WEST, 29.53 FEET TO A POINT 2.00 FEET EAST OF SAID EAST LINE OF THE ALLEY;
THENCE NORTH 0°14'03" WEST, 83.92 FEET AND PARALLEL WITH SAID EAST LINE OF THE ALLEY, TO A POINT ON THE NORTH LINE OF SAID LOT 40; THENCE SOUTH 89°31'44" WEST, 2.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,362 SQUARE FEET, MORE OR LESS.