

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000108-001:**LEGAL DESCRIPTION - STREET PARCEL #1:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF FEBRUARY, 2026, AT RECEPTION NUMBER 2026015139 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 23 BEARS S00°03'31"E A DISTANCE OF 2674.09 FEET, BASIS OF BEARING;
 THENCE S47°23'58"E, A DISTANCE OF 1500.43 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF GREEN VALLEY RANCH BOULEVARD, ACCORDING TO THE PLAT OF GREEN VALLEY RANCH FILING NO. 9 AS RECORDED IN BOOK 29, PAGES 75 TO 78 OF THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDERS OFFICE, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF JEBEL STREET ACCORDING TO THE PLAT OF GREEN VALLEY RANCH FILING NO. 5 AS RECORDED IN BOOK 29, PAGES 79 & 80 OF THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDERS OFFICE AND THE POINT OF BEGINNING;
 THENCE, ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTHEASTERLY 9.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 36°42'21", HAVING A RADIUS OF 15.00 FEET, AND SUBTENDING A CHORD THAT BEARS S67°12'34"E, A DISTANCE OF 9.45 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT;
 THENCE WESTERLY 282.24 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°20'46", HAVING A RADIUS OF 1563.00 FEET, AND SUBTENDING A CHORD THAT BEARS N80°43'05"W, A DISTANCE OF 281.85 FEET TO A POINT OF NON-TANGENCY, SAID POINT ALSO BEING ON THE EAST LINE OF GREEN VALLEY RANCH FILING NO. 25 AS RECORDED AT RECEPTION NO. 9800186435 OF THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDERS OFFICE;
 THENCE, ALONG SAID EAST LINE OF GREEN VALLEY RANCH FILING NO. 25, N14°27'18"E, A DISTANCE OF 3.00 FEET TO A POINT ON A CURVE ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREEN VALLEY RANCH BOULEVARD AS SHOWN ON THE PLAT OF GREEN VALLEY RANCH FILING NO. 9;
 THENCE, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF GREEN VALLEY RANCH BOULEVARD, SOUTHEASTERLY 272.75 FEET ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°01'03", HAVING A RADIUS OF 1,560.00 FEET AND SUBTENDING A CHORD THAT BEARS S80°33'13"E, A DISTANCE OF 272.40 FEET TO THE POINT OF BEGINNING.

CONTAINING: 837 SQ. FT +/- (0.019 ACRES +/-)

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000108-002:**LEGAL DESCRIPTION - STREET PARCEL #2:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF FEBRUARY, 2026, AT RECEPTION NUMBER 2026015139 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 23 BEARS

S00°03'31"E A DISTANCE OF 2674.09 FEET, BASIS OF BEARING;
THENCE S47°31'30"E, A DISTANCE OF 1509.42 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF JEBEL STREET ACCORDING TO THE PLAT OF GREEN VALLEY RANCH FILING NO. 5 AS RECORDED IN BOOK 29, PAGES 79 & 80 OF THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDERS OFFICE AND THE POINT OF BEGINNING;
THENCE, ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTHEASTERLY 13.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 51°28'30" HAVING A RADIUS OF 15.00 FEET, AND SUBTENDING A CHORD THAT BEARS S23°07'09"E, A DISTANCE OF 13.03 FEET TO A POINT OF TANGENCY;
THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, S02°37'06"W, A DISTANCE OF 164.06 FEET, TO A POINT OF CURVATURE;
THENCE, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE OF JEBEL STREET, SOUTHEASTERLY 69.24 FEET ALONG THE ARC OF A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 9°55'04", HAVING A RADIUS OF 400.00 FEET, AND SUBTENDING A CHORD THAT BEARS S02°20'26"E, A DISTANCE OF 69.15 FEET TO A POINT OF REVERSE CURVATURE;
THENCE, CONTINUING, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHEASTERLY 61.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08°51'51", HAVING A RADIUS OF 400.00 FEET, AND SUBTENDING A CHORD THAT BEARS S02°52'02"E A DISTANCE OF 61.82 FEET TO A POINT OF TANGENCY;
THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S01°33'53"W, A DISTANCE OF 93.95 FEET TO THE NORTHEAST CORNER OF TRACT B OF SAID GREEN VALLEY RANCH FILING NO. 5;
THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, N80°08'27"W ALONG THE NORTH LINE OF SAID TRACT B, GREEN VALLEY RANCH FILING NO. 5, A DISTANCE OF 12.13 FEET;
THENCE, DEPARTING THE SAID NORTH LINE OF TRACT B, N01°33'53"E, A DISTANCE OF 92.20 FEET, TO A POINT OF CURVATURE;
THENCE, NORTHWESTERLY 60.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°51'51", HAVING A RADIUS OF 388.00 FEET, AND SUBTENDING A CHORD THAT BEARS N02°52'02"W, A DISTANCE OF 59.97 FEET TO A POINT OF REVERSE CURVATURE;
THENCE, NORTHWESTERLY, 71.32 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 9°55'04", HAVING A RADIUS OF 412.00 FEET, AND SUBTENDING A CHORD THAT BEARS N02°20'26"W A DISTANCE OF 71.23 FEET TO A POINT OF TANGENCY;
THENCE, N02°37'06"E, A DISTANCE OF 161.48 FEET, TO A POINT CURVATURE;
THENCE, NORTHWESTERLY 22.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 87°44'54", HAVING A RADIUS OF 15.00 FEET, AND SUBTENDING A CHORD THAT BEARS N41°15'21"W, A DISTANCE OF 20.79 FEET TO A POINT OF A NON-TANGENT CURVE;
THENCE, SOUTHEASTERLY 20.76 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 0°45'40", HAVING A RADIUS OF 1563.00, AND SUBTENDING A CHORD THAT BEARS S85°30'38"E, A DISTANCE OF 20.76 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4,826 SQ. FT +/- (0.111 ACRES +/-)