

**PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000218-001:****LEGAL DESCRIPTION – STREET PARCEL**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF OCTOBER, 2025, AT RECEPTION NUMBER 2025107324 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 THAT LAND DESCRIBED IN THE DEED RECORDED AT RECEPTION NUMBER 2004100262 AND THE DEED RECORDED AT RECEPTION NUMBER 2024088969, BOTH RECORDED IN THE DENVER COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE NE 1/4 OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE S89°49'04"W COINCIDENT WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 79.99 FEET; THENCE S00°10'56"E A DISTANCE OF 61.00 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN THE DEED RECORDED AT RECEPTION NUMBER 2004100262 AND THE **POINT OF BEGINNING**.

THENCE S45°18'27"E COINCIDENT WITH SAID EXTERIOR BOUNDARY A DISTANCE OF 12.65 FEET; THENCE S00°38'43"W COINCIDENT WITH SAID EXTERIOR BOUNDARY A DISTANCE OF 9.03 FEET; THENCE N44°46'09"W A DISTANCE OF 12.58 FEET TO A LINE BEING 70 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE S89°49'04"W, COINCIDENT WITH SAID PARALLEL LINE, A DISTANCE OF 267.77 FEET TO A POINT ON THE WEST LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED RECORDED AT RECEPTION NUMBER 2024088969; THENCE N00°41'16"E COINCIDENT WITH SAID WEST LINE A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF LAST SAID PARCEL OF LAND AND THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF EAST HAMPDEN AVENUE; THENCE N89°49'04"E COINCIDENT WITH THE NORTH LINE OF LAST SAID PARCEL OF LAND AND SAID SOUTH R.O.W. LINE A DISTANCE OF 135.14 FEET TO THE NORTHEAST CORNER OF LAST SAID PARCEL OF LAND; THENCE S00°38'01"W COINCIDENT WITH THE EAST LINE OF LAST SAID PARCEL OF LAND AND SAID SOUTH R.O.W. LINE A DISTANCE OF 1.00 FOOT TO THE NORTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED RECORDED AT RECEPTION NUMBER 2004100262; THENCE N89°49'04"E COINCIDENT WITH THE NORTH LINE OF LAST SAID PARCEL OF LAND AND SAID SOUTH R.O.W. LINE A DISTANCE OF 132.48 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS (2,625 SQUARE FEET) 0.06027 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF THE NE 1/4 OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING A GRID BEARING OF S00°38'43"W AND BOUNDED BY THE NORTHEAST CORNER OF SAID SECTION 4, MONUMENTED WITH A FOUND 3-1/4" ALUMINUM CAP ON A REBAR IN A RANGE BOX STAMPED "PLS NO. 14157" AND THE EAST 1/4 CORNER OF SAID SECTION 4, MONUMENTED WITH A FOUND 3-1/4" ILLEGIBLE ALUMINUM CAP ON A REBAR IN A WATER VALVE BOX.