

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000051-001:

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 4TH DAY OF JUNE, 2026, AT RECEPTION NUMBER 2026070451 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF SUN VALLEY HOMES FOURTH FILING, RECORDED MARCH 4, 2024 AT RECEPTION NO. 2024017455, IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE FOR THE CITY AND COUNTY OF DENVER, COLORADO, SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT B
SUN VALLEY HOMES FOURTH FILING
CONTAINING 7,252 SQUARE FEET OR 0.17 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000051-002:

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 4TH DAY OF JUNE, 2026, AT RECEPTION NUMBER 2026070451 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING THAT PORTION OF TRACT G OF SUN VALLEY HOMES THIRD FILING, RECORDED OCTOBER 31, 2022 AT RECEPTION NO. 2022136390, IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE FOR THE CITY AND COUNTY OF DENVER, COLORADO, LYING ALONG THE EAST LINE OF NORTH DECATUR STREET, SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT AT THE INTERSECTION OF NORTH DECATUR STREET AND WEST 11TH AVENUE FROM WHENCE THE RANGE POINT SOUTH OF NORTH DECATUR STREET AT WEST 10TH AVENUE BEARS SOUTH 00°31'40" EAST A DISTANCE OF 342.20 FEET AND UPON WHICH THESE BEARINGS ARE BASED;

THENCE NORTH 35°58'47" WEST A DISTANCE OF 68.96 FEET TO THE NORTHWEST CORNER OF SAID TRACT G AND THE POINT OF BEGINNING.

THENCE NORTH 89°43'32" EAST, ALONG THE NORTH LINE OF SAID TRACT G, A DISTANCE OF 12.25 FEET TO A POINT;

THENCE SOUTH 00°31'40" EAST, DEPARTING SAID NORTH LINE OF TRACT G AND ALONG THE NORTHERLY AND SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 1, BLOCK 1 SUN VALLEY HOMES THIRD FILING, A DISTANCE OF 266.16 FEET TO A POINT;

THENCE SOUTH 89°40'48" WEST A DISTANCE OF 12.25 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH DECATUR STREET;

THENCE NORTH 00°31'40" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF NORTH DECATUR STREET, A DISTANCE OF 266.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,260 SQUARE FEET OR 0.08 ACRES, MORE OR LESS.