

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000024-001:

LAND DESCRIPTION - STREET PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF July, 2025, AT RECEPTION NUMBER 2025072109 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A tract of land in the Northwest Quarter of Section 6, Township 4 South, Range 68 West of the 6th P.M., City and County of Denver, State of Colorado, being a portion of the Parcel described in Warranty Deed filed for record September 28, 2023 under Reception No. 2023093753 and being described as follows:

Basis of Bearings of this legal description is the south line of the North Half of Section 6, being monumented at the west quarter corner by a 3 1/4" aluminum cap in range box, PLS 28286 and at the east quarter corner by a 3 1/4" aluminum cap in range box, PLS 20699 and assumed to bear South 89 degrees 39 minutes 43 seconds East.

Commencing at the west quarter corner of said Section 6; thence South 89 degrees 39 minutes 43 seconds East, 744.66 feet; thence North 0 degrees 43 minutes 04 seconds East, 30.00 feet to the southwest corner of said Parcel and a point on the north Right-of-Way line of West 10TH Avenue to the Point of Beginning;

thence North 00 degrees 20 minutes 34 seconds East along the west line of said Parcel, 6.00 feet;

thence South 89 degrees 39 minutes 43 seconds East, 52.08 feet to a point on the east line of said Parcel and the west Right-of-Way line of Xavier Street;

thence South 00 degrees 18 minutes 23 seconds East along the east line of said Parcel and the west Right-of-Way line of Xavier Street, 6.00 feet to the southeast corner of said Parcel and a point on the north Right-of-Way line of West 10TH Avenue;

thence North 89 degrees 39 minutes 43 seconds West along the south line of said Parcel and the north Right-of-Way line of West 10TH Avenue, 52.15 feet to the Point of Beginning.

This property contains a calculated area of 313 square feet (0.0072 acres), more or less.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000024-002:

LAND DESCRIPTION - STREET PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF July, 2025, AT RECEPTION NUMBER 2025072109 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A tract of land in the Northwest Quarter of Section 6, Township 4 South, Range 68 West of the 6th P.M., City and County of Denver, State of Colorado, being a portion of the Parcel described in Warranty Deed filed for record September 28, 2023 under Reception No. 2023093753 and being described as follows:

Basis of Bearings of this legal description is the south line of the North Half of Section 6, being monumented at the west quarter corner by a 3 1/4" aluminum cap in range box, PLS 28286 and at the east quarter corner by a 3 1/4" aluminum cap in range box, PLS 20699 and assumed to bear South 89 degrees 39 minutes 43 seconds East.

Commencing at the west quarter corner of said Section 6; thence South 89 degrees 39 minutes 43 seconds East, 744.66 feet; thence North 0 degrees 43 minutes 04 seconds East, 30.00 feet to the southwest corner of said Parcel and a point on the north Right-of-Way line of West 10TH Avenue; thence

North 00 degrees 20 minutes 34 seconds East along the west line of said Parcel, 147.06 feet to the northwest corner of said Parcel; thence South 89 degrees 39 minutes 43 seconds East along the north line of said Parcel, 43.48 feet to the Point of Beginning;

thence South 89 degrees 39 minutes 43 seconds East along the north line of said Parcel, 7.00 feet to the northeast corner of said Parcel and a point on the west Right-of-Way line of Xavier Street;

thence South 00 degrees 18 minutes 23 seconds East along the east line of said Parcel and the west Right-of-Way line of Xavier Street, 141.07 feet;

thence North 89 degrees 39 minutes 43 seconds West, 7.00 feet;

thence North 00 degrees 18 minutes 23 seconds West, 141.07 feet to the Point of Beginning.

This property contains a calculated area of 987 square feet (0.0227 acres), more or less.