

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000116-001:

LEGAL DESCRIPTION – STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 10TH DAY OF OCTOBER, 2025, AT RECEPTION NUMBER 2025101676 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 THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER-WEST SIXTEENTH CORNER OF SAID SECTION 6, AS MONUMENTED BY A RECOVERED 3-1/4" ALUMINUM CAP, STAMPED "AZTEC CONSULTANTS INC. 2013 PLS 38064", IN RANGE BOX, WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 6, AS MONUMENTED BY A RECOVERED 3-1/4" ALUMINUM CAP, STAMPED "AZTEC CONSULTANTS INC. 2005 LS 36580", IN RANGE

BOX, BEARS N 89°54'29" E, A DISTANCE OF 1330.10 FEET, FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE COINCIDENT WITH THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER S 00°00'22" E, A DISTANCE OF 631.10 FEET TO THE POINT OF BEGINNING;

THENCE N 89°58'46" E, A DISTANCE OF 310.02 FEET TO THE WEST RIGHT-OF-WAY LINE OF CLERMONT STREET;

THENCE COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE S 00°07'39" E, A DISTANCE OF 31.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6;

THENCE COINCIDENT WITH SAID SOUTH LINE S 89°58'46" W, A DISTANCE OF 310.09 FEET TO SAID WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE COINCIDENT WITH SAID WEST LINE N 00°00'22" W, A DISTANCE OF 31.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 9,612 SQUARE FEET OR 0.2207 ACRE, MORE OR LESS.