

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000071-001:

LAND DESCRIPTION - STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF APRIL, 2026, AT RECEPTION NUMBER 2026034350 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A parcel of land lying in the northwest one-quarter (NW 1/4) of Section 5, Township 4 South, Range 68 West, of the 6th Principal Meridian, City and County of Denver, State of Colorado, being a portion of Block 2, GRAY'S SUBDIVISION OF LOTS 1 & 16 of MAPLE GROVE, City and County of Denver Records, described as follows:

Beginning at the southeast corner of Lot 6, Block 2, said GRAY'S SUBDIVISION OF LOTS 1 & 16 of MAPLE GROVE, whence the CCD Range Point located at the intersection of Irving Street and W. 14th Ave (going east), a found axle in range box, thereof bears S06°12'11"E, 201.74 feet;

thence S89°47'07"W, 9.00 feet along the south line said Lot 6;
thence N00°30'48"W, 130.03 feet, parallel to the east line of said Block 2 and to the 20' Range Line for Irving Street, to a point on the south line of Ordinance 156 Series 1964, Book 9248 Page 419 (1964);
thence N89°46'47"E, 4.00 feet, along said south line, to the westerly line of Ordinance 152 Series 1964 (Parcel B);
thence S27°01'10"E, 11.20 feet, along said westerly line, to the east line of said Block 2; thence S00°30'48"E, 120.03 feet, along said east line, to the Point of Beginning.

Containing 1,145 square feet (0.0263 ac) more or less.

All lineal distances shown hereon are in U.S. Survey Feet.

For the purpose of this description, bearings are based on the 20-foot Range Line along Irving Street between the CCD Range Point at W. 14th Ave (going west) and the CCD Range Point at W. 14th Ave (going east), which is assumed to bear N00°30'48"W, monumented and shown attached hereto.