

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000005-001:

LEGAL DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF OCTOBER, 2025, AT RECEPTION NUMBER 2025098738 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE ON THE NORTH LINE OF SAID NORTHWEST QUARTER S89°11'53"W, A DISTANCE OF 320.35 FEET; THENCE S00°48'07"E, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST JEWELL AVENUE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF PARCEL 3, AS SHOWN THE DENVER ASSESSOR'S PARCEL RECONFIGURATION FORM, FILED UNDER RECEPTION NUMBER 2021069126, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE, AND THE POINT OF BEGINNING;

THENCE ON THE EAST LINE OF SAID PARCEL 3, S00°09'28"E, A DISTANCE OF 6.00 FEET;

THENCE S89°11'53"W, A DISTANCE OF 212.75 FEET, TO THE WEST LINE OF PARCEL 2, AS SHOWN ON SAID DENVER ASSESSOR'S PARCEL RECONFIGURATION FORM;

THENCE ON SAID WEST LINE, N00°01'50"E, A DISTANCE OF 6.00 FEET, TO SAID SOUTH RIGHT OF WAY LINE OF WEST JEWELL AVENUE, ALSO BEING THE NORTH LINE OF PARCEL 2, SAID ASSESSORS PARCEL RECONFIGURATION FORM;

THENCE ON SAID SOUTH RIGHT OF WAY LINE N89°11'53"E, A DISTANCE OF 212.74 FEET, TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 1,276 SQUARE FEET OR 0.029 ACRES, MORE OR LESS.

BASIS OF BEARINGS - FOR THE ABOVE LEGAL DESCRIPTION ALL BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, BEING S00°09'28"E AND MONUMENTED TO THE NORTH BY A 3-1/4" ALUMINUM CAP STAMPED "IMPACT LAND SURVEYORS, T4S R68W, 1/4 20, -*-, 29, 2008, PLS 29420", AND TO THE SOUTH BY A 3-1/4" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION, C 1/4 COR, S29, T4S R68W 6TH PM, PLS 28666".