

PARCEL DESCRIPTION ROW. NO 2026-DEDICATION-0000047-001:

LEGAL DESCRIPTION – STREET PARCEL

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 2026070426 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 SOUTH LINE OF WEST 11TH AVENUE, 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:

PARCEL 1:

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 SOUTH 35°58'47" EAST A DISTANCE OF 68.96 FEET TO A THE NORTHWEST CORNER OF SAID TRACT G;

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

THENCE NORTH 89°43'32" EAST, CONTINUING ALONG THE NORTH LINE OF SAID TRACT G, A DISTANCE OF 925.92 FEET TO THE NORTHEAST CORNER OF SAID TRACT G;

THENCE SOUTH 00°33'24" EAST, DEPARTING SAID NORTH LINE OF TRAT G, A DISTANCE OF 8.00 FEET TO A POINT ON THE NORTH LINE OF LOT 1, BLOCK 2 OF SAID SUN VALLEY HOMES THIRD FILING;

THENCE SOUTH 89°43'32" WEST, ALONG THE NORTH LINES OF SAID LOT 1, BLOCK 2, LOT 1, BLOCK 1 AND TRACT D OF SAID SUN VALLEY HOMES THIRD FILING, A DISTANCE OF 925.92 FEET TO THE NORTHWEST CORNER OF SAID LOT1, BLOCK 1;

THENCE NORTH 00°31'40" WEST A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,407 SQUARE FEET OR 0.17 ACRES, MORE OR LESS.