

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000093-001:**LAND DESCRIPTION – STREET PARCEL NO. 1**

A parcel of land conveyed by Special Warranty deed to the City and County of Denver, recorded on the 1st day of June, 2022, at reception number 2022073337 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, therein as:

PARCEL A

A Part of Lot 1, Block 6, Colfax Avenue Subdivision of Maple Grove Subdivision situated in the Northeast 1/4 of Section 6, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at the Northeast Corner of said Lot 1, Block 6, Colfax Avenue Subdivision of Maple Grove Subdivision;
Thence S00°26'44"E along the West Line of the 14 foot Public Alley located in said Block 6, a distance of 8.00 feet;
Thence S89°47'38"W a distance of 125.06 feet to a point on the West Line of said Lot 1;
Thence N00°26'26"W along said West Line of Lot 1, a distance of 8.00 feet to Northwest Corner of said Lot 1 and the South Right-of Way (R.O.W.) Line of West Colfax Avenue;
Thence N89°47'38"E along said North Line of Lot 1 and along said South R.O.W. Line of West Colfax Avenue, a distance of 125.06 feet to the **Point of Beginning**.

Parcel Contains (1,000 Square Feet) 0.0230 Acres, more or less.

All lineal distances are represented in U.S. Survey Feet.

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000093-002:**LAND DESCRIPTION - ALLEY PARCEL NO. 2**

A parcel of land conveyed by Special Warranty deed to the City and County of Denver, recorded on the 1st day of June, 2022, at reception number 2022073337 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, therein as:

PARCEL B

A Part of Lots 1 through 4, inclusive, Block 6, Colfax Avenue Subdivision of Maple Grove Subdivision situated in the Northeast 1/4 of Section 6, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the Northeast Corner of said Lot 1, Block 6, Colfax Avenue Subdivision of Maple Grove Subdivision;
Thence S00°26'44"E along the West Line of the 14 foot Public Alley located in said Block 6, a distance of 8.00 feet to the **Point of Beginning**;
Thence S00°26'44"E along said West Line, a distance of 92.05 feet to Southeast Corner of Lot 4 Block 6, Colfax Avenue Subdivision of Maple Grove Subdivision;
Thence S89°47'41"W along the South Line of said Lot 4, a distance of 3.00 feet;
Thence N00°26'44"W a distance of 92.05 feet;
Thence N89°47'38"E a distance of 3.00 feet to the **Point of Beginning**.

Parcel Contains (276 Square Feet) 0.0063 Acres, more or less.

All lineal distances are represented in U.S. Survey Feet.

Bearings are based on the North Line of Lot 1, Block 6, Colfax Avenue Subdivision of Maple Grove Subdivision having an assumed bearing of N89°47'38"E and bounded by nail and 1" Brass Tag stamped "ESC 27609" found at both the Northeast and Northwest Corner of said Lot 1.