

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000181-001:**LEGAL DESCRIPTION – STREET PARCEL 1:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 8TH DAY OF AUGUST, 2025, AT RECEPTION NUMBER 2025078820 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOT 3, DENVER ASSESSOR'S PARCEL RECONFIGURATION RECORDED AT RECEPTION NO. 2023096071 IN THE CITY & COUNTY OF DENVER CLERK AND RECORDER OFFICE, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARING IS BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND IS CONSIDERED TO BEAR S00°23'11"E, MONUMENTED ON THE NORTH END OF THE LINE BY A FOUND 3.25" ALUMINUM CAP STAMPED, "D.W.D. PLS 16398 1995, S1/16 S17/S16, T4S R67W" IN A RANGE BOX, AND ON THE SOUTH END OF THE LINE BY A FOUND 3.25" BRASS CAP STAMPED, "D.W.D. PLS 16398, S17/S16/S20/S21 T4S R67W, 1988" IN A RANGE BOX.

COMMENCING AT THE SOUTH 1/16 CORNER FOR SAID SECTION 17;

THENCE WITH SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, S00°23'11"E, A DISTANCE OF 796.12 FEET;

THENCE S89°36'49"W, A DISTANCE OF 60.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH QUEBEC STREET, BEING THE NORTHEAST CORNER OF SAID LOT 3, AND BEING THE **POINT OF BEGINNING**;

THENCE WITH SAID WEST RIGHT OF WAY LINE, S00°23'11"E, A DISTANCE OF 175.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE WITH THE SOUTH LINE OF SAID LOT 3, S89°38'24"W, A DISTANCE OF 4.00 FEET;

THENCE N00°23'11"W, A DISTANCE OF 177.20 FEET TO THE NORTH LINE OF SAID LOT 3;

THENCE WITH THE NORTH LINE OF SAID LOT 3, S65°04'29"E, A DISTANCE OF 4.42 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS 705 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000181-002:**LEGAL DESCRIPTION – STREET PARCEL 2:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 8TH DAY OF AUGUST, 2025, AT RECEPTION NUMBER 2025078820 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOT 1, DENVER ASSESSOR'S PARCEL RECONFIGURATION RECORDED AT RECEPTION NO. 2021042042 IN THE CITY & COUNTY OF DENVER CLERK AND RECORDER OFFICE, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARING IS BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND IS CONSIDERED TO BEAR S00°23'11"E, MONUMENTED ON THE NORTH END OF THE LINE BY A FOUND 3.25" ALUMINUM CAP STAMPED, "D.W.D. PLS 16398 1995, S1/16 S17/S16, T4S R67W" IN A RANGE BOX, AND ON THE SOUTH END OF THE LINE BY A FOUND 3.25" BRASS CAP STAMPED, "D.W.D. PLS 16398, S17/S16/S20/S21 T4S R67W, 1988" IN A RANGE BOX.

COMMENCING AT THE SOUTH 1/16 CORNER FOR SAID SECTION 17;

THENCE WITH SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, S00°23'11"E, A DISTANCE OF 971.43 FEET;

THENCE S89°36'49"W, A DISTANCE OF 60.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH QUEBEC STREET, BEING THE SOUTHEAST CORNER OF LOT 3, DENVER ASSESSOR'S PARCEL RECONFIGURATION RECORDED AT RECEPTION NO. 2023096071, AND BEING THE **POINT OF BEGINNING**;

THENCE WITH SAID WEST RIGHT OF WAY LINE, S00°23'11"E, A DISTANCE OF 100.00 FEET;

THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, S89°36'49"W, A DISTANCE OF 4.00 FEET;

THENCE N00°23'11"W, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF SAID LOT 3;

THENCE WITH THE SOUTH LINE OF SAID LOT 3, N89°38'24"E, A DISTANCE OF 4.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS 400 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.