

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000167-001:

LEGAL DESCRIPTION - STREET PARCEL NO. 1

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 15TH DAY OF APRIL, 2026, AT RECEPTION NUMBER 2026051073 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 THAT PARCEL DESCRIBED AT RECEPTION NO. 2025037697 LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A FOUND 3.25" ALLOY CAP TYPE 3A CDOT MONUMENT IN MONUMENT BOX STAMPED IN PART "COLORADO DEPT. OF TRANSPORTATION PLS 34579 - 2005", WHENCE THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) BEING A FOUND NO.6 REBAR WITH A 2.5" ALLOY CAP STAMPED IN PART "LS-20699" IS ASSUMED TO BEAR SOUTH 89° 26' 02" EAST, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 6, SOUTH 89° 26' 02" EAST A DISTANCE OF 612.86 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE WEST LINE OF NORTH YATES STREET AS DESCRIBED IN BOOK 5481 AT PAGE 535 AND IN RESOLUTION NO. 20190909 RECORDED AT RECEPTION NO. 2019132660;

THENCE ALONG SAID WEST LINE, SOUTH 00° 00' 01" EAST, A DISTANCE OF 355.97 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 00° 00' 01" EAST, A DISTANCE OF 50.64 FEET TO THE INTERSECTION OF SAID WEST LINE OF NORTH YATES STREET WITH THE NORTH LINE OF WEST WELLS PLACE AS DESCRIBED IN ORDINANCE NO. 798, SERIES 2005 RECORDED AT RECEPTION NO. 2005190432;

THENCE ALONG THE NORTH LINE OF SAID WEST WELLS PLACE, SOUTH 89° 59' 55" WEST, A DISTANCE OF 1.00 FOOT;

THENCE DEPARTING SAID WEST LINE ON A LINE PARALLEL TO AND 1.00 FOOT WEST OF SAID WEST LINE OF NORTH YATES STREET, NORTH 00° 00' 01" WEST, A DISTANCE OF 50.64 FEET; THENCE NORTH 89° 59' 55" EAST, A DISTANCE OF 1.00 FOOT TO THE POINT OF BEGINNING;

CONTAINING 50.64 SQUARE FEET (0.0012 ACRES), MORE OR LESS.