

**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000025-001:**

**LAND DESCRIPTION – NORTH SPEER BOULEVARD STREET PARCEL NO. 1**

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOTS 1, 2, AND 3, INCLUSIVE, BLOCK 16, EMERY’S SUBDIVISION OF BLOCKS 5, 6, 7, 14, 15, 16, HIGHLAND, DESCRIBED AS “PARCEL A” IN A DEED AGREEMENT RECORDED APRIL 5, 2001 AT RECEPTION NUMBER 2001049552 AND CONVEYED TO THE CITY AND COUNTY OF DENVER BY GENERAL WARRANTY DEED RECORDED OCTOBER 21, 2021 AT RECEPTION NUMBER 2021197691, BOTH IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 1, SAID POINT LYING AT THE INTERSECTION OF THE EASTERLY R.O.W. LINE OF CLAY STREET AND THE SOUTHERLY R.O.W. LINE OF SPEER BOULEVARD;  
THENCE S 64°36’47” E ALONG SAID SOUTHERLY R.O.W. LINE A DISTANCE OF 164.93 FEET TO A POINT LYING ON THE EASTERLY LINE OF SAID LOT 3 AND THE WESTERLY R.O.W. LINE OF AN ALLEY, 16.00 FEET WIDE;  
THENCE S 00°00’00” W ALONG SAID WESTERLY R.O.W. LINE AND THE EASTERLY LINE OF SAID LOT 3 A DISTANCE OF 11.07 FEET;  
THENCE N 64°36’47” W PARALLEL WITH AND 10.00 FEET SOUTHWESTERLY OF SAID SOUTHERLY R.O.W. LINE A DISTANCE OF 164.93 FEET TO A POINT LYING ON THE WESTERLY LINE OF SAID LOT 1 AND SAID EASTERLY R.O.W. LINE;  
THENCE N 00°00’00” E ALONG THE WESTERLY LINE OF SAID LOT 1 AND SAID EASTERLY R.O.W. LINE A DISTANCE OF 11.07 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (1,649 SQUARE FEET) 0.0379 ACRES

**TOGETHER WITH**

**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000025-002:**

**LAND DESCRIPTION – NORTH SPEER BOULEVARD STREET PARCEL NO. 2**

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOTS 9, 10, AND 11, INCLUSIVE, BLOCK 16, EMERY’S SUBDIVISION OF BLOCKS 5, 6, 7, 14, 15, 16, HIGHLAND, DESCRIBED AS “PARCEL C” IN A DEED AGREEMENT RECORDED APRIL 5, 2001 AT RECEPTION NUMBER 2001049552 AND CONVEYED TO THE CITY AND COUNTY OF DENVER BY GENERAL WARRANTY DEED RECORDED OCTOBER 21, 2021 AT RECEPTION NUMBER 2021197691, BOTH IN THE OFFICE OF THE CLERK

AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 11, SAID POINT LYING AT THE INTERSECTION OF THE EASTERLY R.O.W. LINE OF AN ALLEY, 16.00 FEET WIDE, AND THE SOUTHERLY R.O.W. LINE OF SPEER BOULEVARD;  
THENCE S 64°36'47" E ALONG SAID SOUTHERLY R.O.W. LINE A DISTANCE OF 164.93 FEET TO A POINT LYING ON THE EASTERLY LINE OF SAID LOT 9 AND THE WESTERLY R.O.W. LINE OF BRYANT STREET;  
THENCE S 00°00'00" W ALONG SAID WESTERLY R.O.W. LINE AND THE EASTERLY LINE OF SAID LOT 9 A DISTANCE OF 11.07 FEET;  
THENCE N 64°36'47" W PARALLEL WITH AND 10.00 FEET SOUTHWESTERLY OF SAID SOUTHERLY R.O.W. LINE A DISTANCE OF 164.93 FEET TO A POINT LYING ON THE WESTERLY LINE OF SAID LOT 11 AND SAID EASTERLY R.O.W. LINE;  
THENCE N 00°00'00" E ALONG THE WESTERLY LINE OF SAID LOT 11 AND SAID EASTERLY R.O.W. LINE A DISTANCE OF 11.07 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (1,649 SQUARE FEET) 0.0379 ACRES