




**REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY**

**TO:** Ivone Avila-Ponce, City Attorney's Office

**FROM:** Glen D. Blackburn, P.E., Director, Right-of-Way Services 

**DATE:** January 17, 2024

**ROW #:** 2024-DEDICATION-0000025 **SCHEDULE #:** 1) 0229417019000, and 2) 0229417020000

**TITLE:** This request is to dedicate two City-owned parcels of land as 1) North Speer Boulevard, located at the intersection of North Speer Boulevard and North Clay Street, and 2) North Speer Boulevard, located at the intersection of North Speer Boulevard and North Bryant Street.

**SUMMARY:** Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as 1) North Speer Boulevard, and 2) North Speer Boulevard.

It is requested that the above subject item be placed on the Mayor-Council Agenda for the next available date.

Therefore, you are requested to initiate Council action to dedicate a parcel of existing City owned land for Public Right-of-Way purposes as 1) North Speer Boulevard, and 2) North Speer Boulevard. The land is described as follows:

**INSERT PARCEL DESCRIPTION ROW (2024-DEDICATION-0000025-001, 002) HERE.**

A map of the area to be dedicated is attached.

GB/PR/BVS

cc: Dept. of Real Estate,  
City Councilperson Amanda P. Sandoval, District # 1  
Council Aide Gina Volpe  
Council Aide Melissa Horn  
Council Aide Alessandra Dominguez  
City Council Staff, Luke Palmisano  
Environmental Services, Andrew Ross  
DOTI, Manager's Office, Alba Castro  
DOTI, Manager's Office, Nicholas Williams  
DOTI, Director, Right-of-Way Services, Glen Blackburn  
Department of Law, Johna Varty  
Department of Law, Martin Plate  
Department of Law, Deanne Durfee  
Department of Law, Ivone Avila-Ponce  
Department of Law, Janet Valdez  
DOTI Survey, Paul Rogalla  
DOTI Ordinance  
Project file folder 2024-DEDICATION-0000025

City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services  
201 W. Colfax Ave. | Denver, CO 80215  
[www.denvergov.org/doti](http://www.denvergov.org/doti)  
Phone: 720-913-1311

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## ORDINANCE/RESOLUTION REQUEST

Please email requests to Nicholas Williams  
at [Nicholas.Williams@DenverGov.org](mailto:Nicholas.Williams@DenverGov.org) by **12:00 pm on Monday**.

***\*All fields must be completed.\****

*Incomplete request forms will be returned to sender which may cause a delay in processing.*

Date of Request: January 17, 2024

Please mark one:  Bill Request or  Resolution Request

1. Has your agency submitted this request in the last 12 months?

Yes  No

If yes, please explain:

2. **Title:** This request is to dedicate two City-owned parcels of land as 1) North Speer Boulevard, located at the intersection of North Speer Boulevard and North Clay Street, and 2) North Speer Boulevard, located at the intersection of North Speer Boulevard and North Bryant Street.

3. **Requesting Agency:** DOTI-Right-of-Way Services  
**Agency Section:** Survey

4. **Contact Person:** (With actual knowledge of proposed ordinance/resolution.)

- **Name:** Beverly J. Van Slyke
- **Phone:** 720-865-3125
- **Email:** [Beverly.VanSlyke@Denvergov.org](mailto:Beverly.VanSlyke@Denvergov.org)

5. **Contact Person:** (With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council and who will be available for first and second reading, if necessary.)

- **Name:** Nicolas Williams
- **Phone:** 720-865-8709
- **Email:** [Nicholas.Williams@denvergov.org](mailto:Nicholas.Williams@denvergov.org)

6. **General description/background of proposed resolution including contract scope of work if applicable:** Surveyor is requesting two remnant parcels to be dedicated as right of way as 1) North Speer Boulevard, and 2) North Speer Boulevard.

**\*\*Please complete the following fields:** (Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field – please do not leave blank.)

- a. **Contract Control Number:** N/A
- b. **Contract Term:** N/A
- c. **Location:** At the intersection of North Speer Boulevard, between North Clay Street and North Bryant Street.
- d. **Affected Council District:** Amanda P. Sandoval, District #1
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):**

7. **Is there any controversy surrounding this ordinance?** (Groups or individuals who may have concerns about it?) **Please explain.**

None.

*To be completed by Mayor's Legislative Team:*

SIRE Tracking Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_



## EXECUTIVE SUMMARY

**Project Title:** 2024-DEDICATION-0000025

**Description of Proposed Project:** Surveyor is requesting two remnant parcels to be dedicated as right of way as 1) North Speer Boulevard, and 2) North Speer Boulevard.

**Explanation of why the public right-of-way must be utilized to accomplish the proposed project:** The City and County of Denver was deeded this land to be dedicated as 1) North Speer Boulevard, and 2) North Speer Boulevard.

**Has a Temp MEP been issued, and if so, what work is underway:** N/A

**What is the known duration of a MEP:** N/A

**Will land be dedicated to the City if the vacation goes through:** N/A

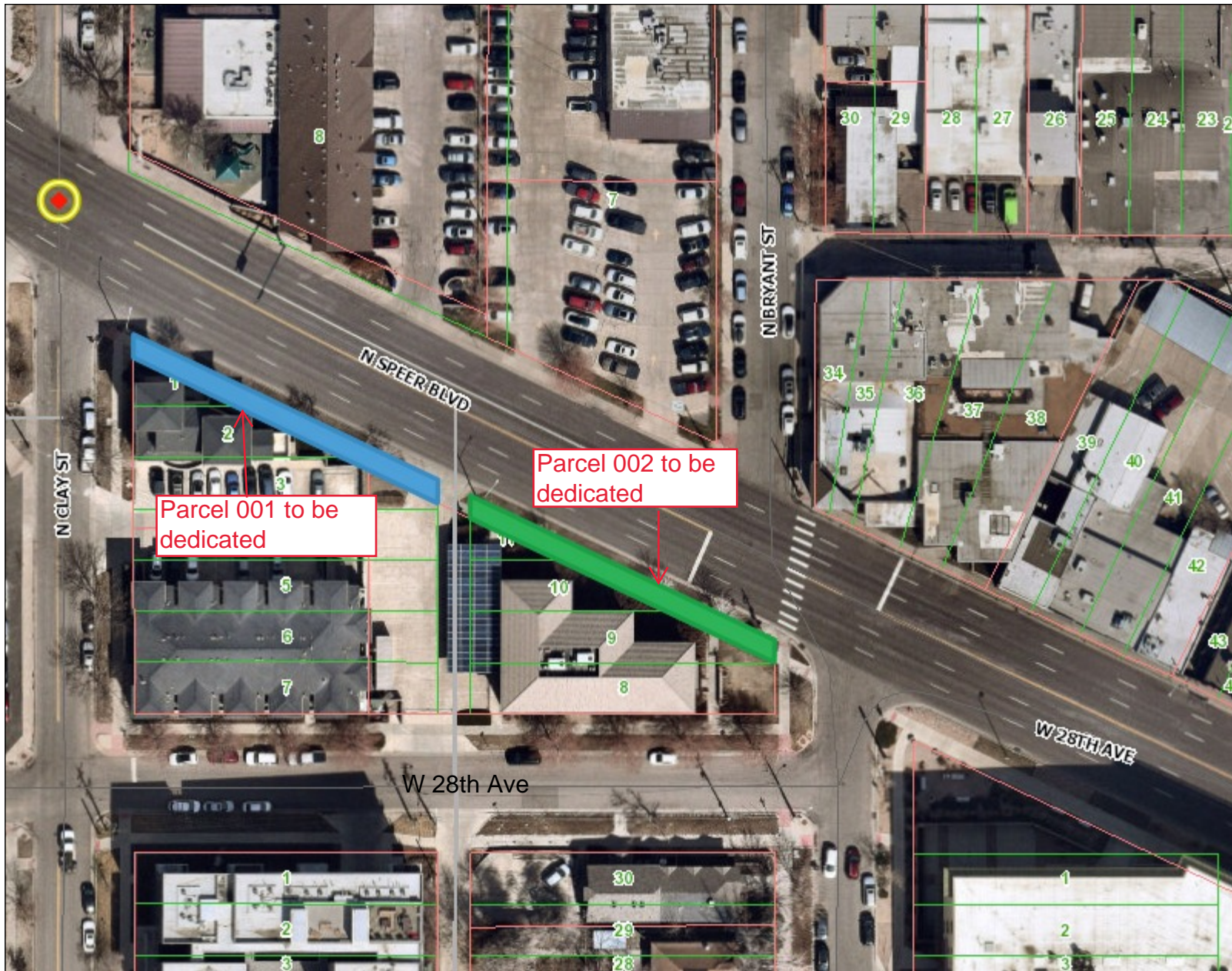
**Will an easement be placed over a vacated area, and if so explain:** N/A

**Will an easement relinquishment be submitted at a later date:** N/A

**Additional information:** This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) North Speer Boulevard, and 2) North Speer Boulevard.

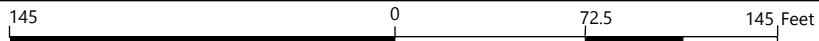
City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services  
201 W. Colfax Ave | Denver, CO 80215  
[www.denvergov.org/doti](http://www.denvergov.org/doti)  
Phone: 720-913-1311

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**Legend**

- Streets
- Alleys
- ▭ County Boundary
- ▭ Parcels
- ▭ Lots/Blocks



**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



10/21/2021 01:21 PM  
City & County of Denver  
Electronically Recorded

R \$18.00

WD

D \$0.00

EXHIBIT "B"

CONVENIENCE DEED ONLY  
NO STATE DOC FEE REQUIRED

GENERAL WARRANTY DEED

ASK PROPERTIES, LLC, whose address is PO Box 200070 DENVER CO\* for the consideration of \*80220 the sum of Ten and No/100 Dollars (\$10.00), in hand paid, hereby sells and conveys to the City and County of Denver, a municipal corporation of the State of Colorado, whose address is 1437 Bannock Street, Denver, Colorado 80202, the following real property to wit:

Parcels A, B and C, a part of Block 16, Emery's subdivision of Blocks 5, 6, 7, 14, 15 and 16, Highland situated in the S.E. 1/4 Section 29, T35, R68W, of the 6th P.M., City and County of Denver, Colorado.

with all its appurtenances and warrants the title against all persons claiming under it, subject to the Permitted Exceptions set forth on Exhibit 1 attached hereto and incorporated by reference.

Signed this 21<sup>st</sup> day of OCTOBER, 2021

ATTEST: ASK PROPERTIES, LLC

By: [Signature]

Name: ROGER A. BROWN

Title: MEMBER

By: [Signature]

Name: ESTHER KETTERING

Title: AUTHORIZED AGENT

STATE OF COLORADO )  
 ) ss.  
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 21 day of October, 2021 by Roger A. Brown, of the City and County of Denver, Member of ASK Properties, LLC

Witness my hand and official seal.  
My commission expires: 5.11.25

[Signature]  
Notary Public

**KATHERINE C TALCOTT**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
NOTARY ID 19974007236  
My Commission Expires: May 11, 2025

**EXHIBIT 1 to General Warranty Deed**

1. EXISTING LEASES AND TENANCIES.
2. RESERVATION OF AN EASEMENT FOR TELEPHONE LINES IN ORDINANCE NO. 217, SERIES OF 2001 RECORDED MARCH 23, 2001 UNDER RECEPTION NO. 2001042139.
3. TERMS, CONDITIONS AND PROVISIONS OF DEED AGREEMENT RECORDED APRIL 05, 2001 AT RECEPTION NO. 2001049552.
4. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AND INDEMNITY AGREEMENT RECORDED JULY 03, 2001 AT RECEPTION NO. 2001108721.
5. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DENVER PERMIT NO. 2002-0053 RECORDED APRIL 05, 2002 UNDER RECEPTION NO. 2002064433.
6. EASEMENTS, NOTES AND CONDITIONS SET FORTH ON PBG MAP FOR 2867 NORTH SPEER BOULEVARD RECORDED JULY 3, 2001 UNDER RECEPTION NO. 2001108722. AMENDMENT RECORDED JULY 18, 2002 UNDER RECEPTION NO. 2002127445.



1-12

086-10

DEED AGREEMENT

01-24

This Deed Agreement ("Agreement"), is made and entered into as of this 23<sup>rd</sup> of MARCH, 2001, by and among Land Title Guarantee Company, whose address is 3033 East First Avenue, Suite #600, Denver, Colorado 80206, ("Company"), ASK Properties, L.L.C., a Colorado limited liability company, whose address is 2401 15<sup>th</sup> Street, Suite #190, Denver, Colorado 80202 ("Grantor") and the CITY AND COUNTY OF DENVER, a Colorado municipal corporation, whose address is 1437 Bannock Street, Denver, Colorado 80202 ("Grantee").

RECITALS

WHEREAS Grantor is the owner of that parcel of property adjacent to 2867 North Speer Boulevard located in the City and County of Denver, State of Colorado, more particularly described on Exhibit A, attached hereto and incorporated herein ("Property");

WHEREAS Grantor wishes to convey the Property to Grantee by general warranty deed ("Deed"), in substantially the form set forth in Exhibit B, attached hereto and incorporated herein, at such time as Grantee requests conveyance upon completion of certain requirements set forth below;

WHEREAS Grantee will not accept title to the Property until Grantor has completed certain requirements set forth herein to Grantee's satisfaction;

WHEREAS Grantor and Grantee also desire to set forth certain obligations of Grantor relating to the Property prior to recording the Deed hereunder; and

WHEREAS Grantor and Grantee (collectively "Depositors") wish to place the Deed for the Property in the possession of a disinterested party until such time as Grantee requests conveyance;

WHEREAS Company is willing to hold the Deed for the benefit of Grantor and Grantee is accordance with the terms of this Agreement.

## AGREEMENT

NOW, THEREFORE, in consideration of the premises and the mutual covenants and duties of the parties pursuant to this Agreement, The Company, Grantor and Grantee agree as follows:

1. Deposits. Company agrees to hold the fully executed general warranty Deed with only permitted exceptions conveying the Property from Grantor to the City and County of Denver and to dispose of the same in accordance with the terms of this Agreement.
2. Conditions for Recording the Deed. If the conditions listed in subparagraphs 2 (a) and (b) below are satisfied, Company shall take the action described in Paragraph 3 of this Agreement.
  - (a) Grantor has cleared title to the Property to the satisfaction of Grantee so that title passes free and clear of all encumbrances except permitted exceptions.
  - (b) Grantor has remediated the Property to standard required by, and to the satisfaction of, the Denver Department of Environmental Health.

Upon satisfaction of these conditions, Grantee shall give written notice to Company instructing Company to take the action described in Paragraph 3 of this Agreement.

3. Recording the Deed. Upon receipt of the written notice described above, Company shall:
  - (a) date the Deed the date of recording;
  - (b) record the Deed in the Denver County real property records; and
  - (c) deliver the recorded Deed to the City and County of Denver, Asset Management Division at 216 16<sup>th</sup> Street, Suite #900, Denver, Colorado 80202, Attn: Steve Wirth. Grantor and Grantee agree to cooperate with

Company and execute such other documents as may be required or customary to effectuate the foregoing.

4. Construction. Grantor shall be responsible for construction of the sidewalk, tree lawn and other improvements on the Property pursuant to approved plans and specifications. All work shall be done pursuant to the City's development review processes and requirements.
5. Applicable Laws. Prior to recording the Deed, all laws, ordinances and regulations pertaining to streets, sidewalks and public places shall apply to the Property so that public use of the Property is consistent with the use and enjoyment of the adjacent dedicated right-of-way.
6. Notices. Any and all notices or demands provided for herein shall be in writing and shall be deemed effectively given or made when served upon the party to be notified personally or three business days after deposit in the United States mail, or certified mail, postage prepaid, return receipt requested, to the parties at the addresses given below or at such other addresses that may be specified by written notice in accordance with this paragraph:

If to Grantor: ASK Properties, L.L.C.  
2401 15<sup>th</sup> Street, Suite #190  
Denver, Colorado 80202

Grantee: Mayor  
City and County Building  
1437 Bannock Street, Room #350  
Denver, Colorado 80202

With copies to: Director of Asset Management  
210 16<sup>th</sup> Street, Suite #900  
Denver, Colorado 80202

Denver City Attorney  
1437 Bannock Street, Room 353  
Denver, Colorado 80202

Public Works Administration  
1437 Bannock Street, Room 379  
Denver, Colorado 80202

If to Company: Land Title Guarantee Company  
3033 East First Avenue, Suite #600  
P. O. Box 5440  
Denver, Colorado 80206

Rejection or refusal to accept delivery or the inability to deliver because of changed address of which no notice was given, shall be deemed to be receipt of notice as of the applicable date previously set forth.

7. Facsimile Signatures. This Agreement may be executed in counterparts, each of which shall constitute but one Agreement. Counterparts of this Agreement may be executed and delivered via telefacsimile transmission, and counterparts so executed and delivered shall be binding and enforceable, to the same effect as if originally executed counterparts were delivered.

ASK PROPERTIES, L.L.C.

By: Adair Brown

Name: ADAIR BROWN

Title: MANAGER

"Grantor"

ATTEST: **DEPUTY CITY CLERK**

CITY AND COUNTY OF DENVER  
a Colorado municipal corporation

By: Rosemary E. Rodriguez  
ROSEMARY E. RODRIGUEZ, Clerk  
and Recorder, Ex-Officio Clerk  
of the City and County of Denver



By: Walter C. Smith  
Mayor

APPROVED AS TO FORM:

J. WALLACE WORTHAM, JR.  
Attorney for the City and County  
of Denver

By: [Signature]  
Assistant City Attorney

RECOMMENDED AND APPROVED:

By: [Signature]  
Director of Asset Management

REGISTERED AND COUNTERSIGNED

By: [Signature]  
Auditor  
Contract Control No. XC 00125

"Grantee"

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

"Company"

EXHIBIT "A"

LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION PARCEL A

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF SECTION 29, T.3S., R.68W., OF THE 6<sup>TH</sup> P.M., BEING A PART OF LOTS 1, 2, AND 3, INCLUSIVE, BLOCK 16, EMERY'S SUBDIVISION OF BLOCKS 5, 6, 7, 14, 15 AND 16, HIGHLAND, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY 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 S64°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 S00°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 N64°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 N00°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.

DATE PREPARED: FEBRUARY 9, 2001  
DATE OF LAST REVISION:  
PREPARED BY: BRETT L. MILLER, PLS NO. 27609  
FOR AND ON BEHALF OF  
ENGINEERING SERVICE COMPANY  
1300 SOUTH POTOMAC STREET, SUITE 126  
AURORA, COLORADO 80012  
PHONE: (303) 337-1393



Row 2001 02029

# ILLUSTRATION FOR EXHIBIT "A"

## PARCEL A

**POINT OF BEGINNING**  
**PARCEL A**  
 NW CORNER OF LOT 1, BLOCK 16, EMERY'S SUBDIVISION  
 OF BLOCKS 5, 6, 7, 14, 15 AND 16, HIGHLAND

N00°00'00"E  
 11.07'

**SPEER BOULEVARD**  
 (70' R.O.W.)

PARCEL A CONTAINS  
 1,849 SQ. FT.  
 OR  
 0.0379 ACRES

LOT 1

S64°36'47"E

164.93'

LOT 2

N64°36'47"W

164.93'

LOT 3

LOT 4

**BLOCK 16**  
**EMERY'S SUBDIVISION OF BLOCKS**  
**5, 6, 7, 14, 15 AND 16, HIGHLAND**

S00°00'00"W  
 11.07'

EXISTING 16' ALLEY  
 TO BE VACATED

PREPARED FOR:

ALEC GARBINI  
 2401 15TH STREET, SUITE 190  
 DENVER, COLORADO 80202

PREPARED BY:

ENGINEERING SERVICE COMPANY  
 1300 SOUTH POTOMAC STREET, SUITE 126  
 AURORA, COLORADO 80012

NOTE: THIS EXHIBIT DOES NOT REPRESENT A  
 MONUMENTED SURVEY. IT IS INTENDED  
 ONLY TO DEPICT THE ATTACHED DESCRIPTION.

**CITY AND COUNTY OF DENVER**

**RIGHT-OF-WAY DEDICATION**

A PART OF BLOCK 16, EMERY'S  
 SUBDIVISION OF BLOCKS 5, 6, 7, 14, 15 AND 16, HIGHLAND  
 SITUATED IN THE SE 1/4 OF SECTION 29,  
 T.3S., R.68W., OF THE 6TH P.M.  
 CITY AND COUNTY OF DENVER, COLORADO

DRAWN BY: JDP	SCALE: 1"=30'	R.O.W. FILE#
CHECKED BY:	DATE:	DSKPI F

LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION PARCEL B

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF SECTION 29, T.3S., R.68W., OF THE 6<sup>TH</sup> P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 11, BLOCK 16, EMERY'S SUBDIVISION OF BLOCKS 5, 6, 7, 14, 15 AND 16, HIGHLAND, SAID POINT LYING ON THE SOUTHERLY R.O.W. LINE OF SPEER BOULEVARD; THENCE S00°00'00"W ALONG THE WESTERLY LINE OF SAID LOT 11 A DISTANCE OF 11.07 FEET; THENCE N64°36'47"W PARALLEL WITH AND 10.00 FEET SOUTHWESTERLY OF SAID SOUTHERLY R.O.W. LINE A DISTANCE OF 17.71 FEET TO A POINT LYING ON THE EASTERLY LINE OF LOT 3 OF SAID BLOCK 16; THENCE N00°00'00"E ALONG SAID EASTERLY LINE A DISTANCE OF 11.07 FEET TO A POINT LYING ON SAID SOUTHERLY R.O.W. LINE; THENCE S64°36'47"E ALONG SAID SOUTHERLY R.O.W. LINE A DISTANCE OF 17.71 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (177 SQUARE FEET) 0.0041 ACRES.

DATE PREPARED: FEBRUARY 9, 2001  
DATE OF LAST REVISION:  
PREPARED BY: BRETT L. MILLER, PLS NO. 27609  
FOR AND ON BEHALF OF  
ENGINEERING SERVICE COMPANY  
1300 SOUTH POTOMAC STREET, SUITE 126  
AURORA, COLORADO 80012  
PHONE: (303) 337-1393



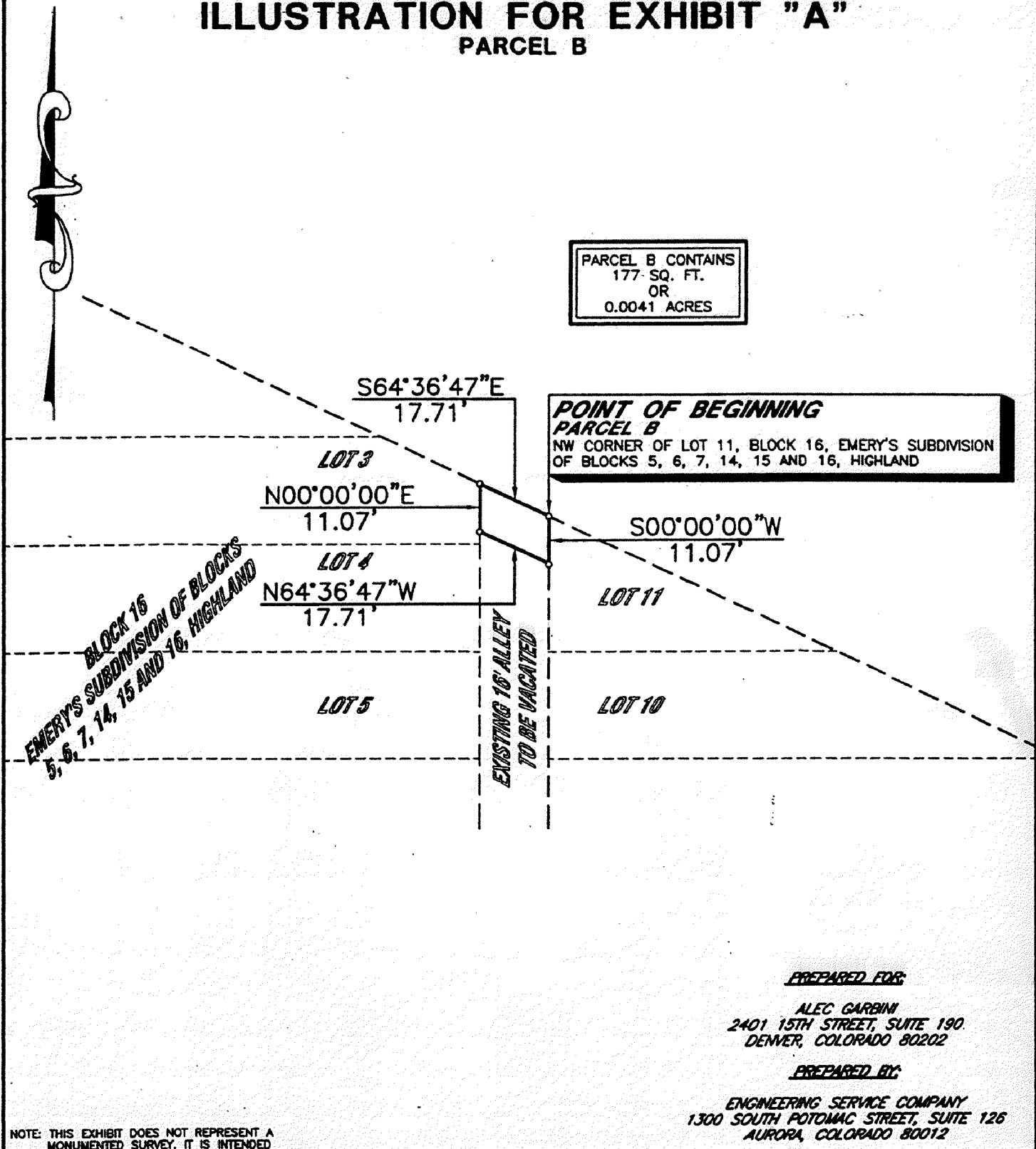
*Rev 2001 02030*



# ILLUSTRATION FOR EXHIBIT "A"

## PARCEL B

PARCEL B CONTAINS  
 177 SQ. FT.  
 OR  
 0.0041 ACRES



**POINT OF BEGINNING  
 PARCEL B**  
 NW CORNER OF LOT 11, BLOCK 16, EMERY'S SUBDIVISION  
 OF BLOCKS 5, 6, 7, 14, 15 AND 16, HIGHLAND

*PREPARED FOR:*

ALEC GARBIN  
 2401 15TH STREET, SUITE 190  
 DENVER, COLORADO 80202

*PREPARED BY:*

ENGINEERING SERVICE COMPANY  
 1300 SOUTH POTOMAC STREET, SUITE 126  
 AURORA, COLORADO 80012

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

**CITY AND COUNTY OF DENVER**

**RIGHT-OF-WAY DEDICATION**  
 A PART OF BLOCK 16, EMERY'S  
 SUBDIVISION OF BLOCKS 5, 6, 7, 14, 15 AND 16, HIGHLAND  
 SITUATED IN THE SE 1/4 OF SECTION 29,  
 T.3S., R.68W., OF THE 6TH P.M.  
 CITY AND COUNTY OF DENVER, COLORADO

DRAWN BY: JDP	SCALE: 1"=30'	R.O.W. FILE#
DATE:		REVISION:

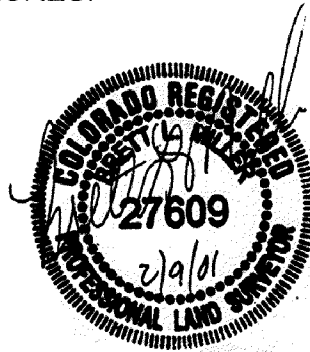
LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION PARCEL C

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF SECTION 29, T.3S., R.68W., OF THE 6<sup>TH</sup> P.M., BEING A PART OF LOTS 9, 10, AND 11, INCLUSIVE, BLOCK 16, EMERY'S SUBDIVISION OF BLOCKS 5, 6, 7, 14, 15 AND 16, HIGHLAND, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY 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 S64°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 S00°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 N64°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 N00°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.

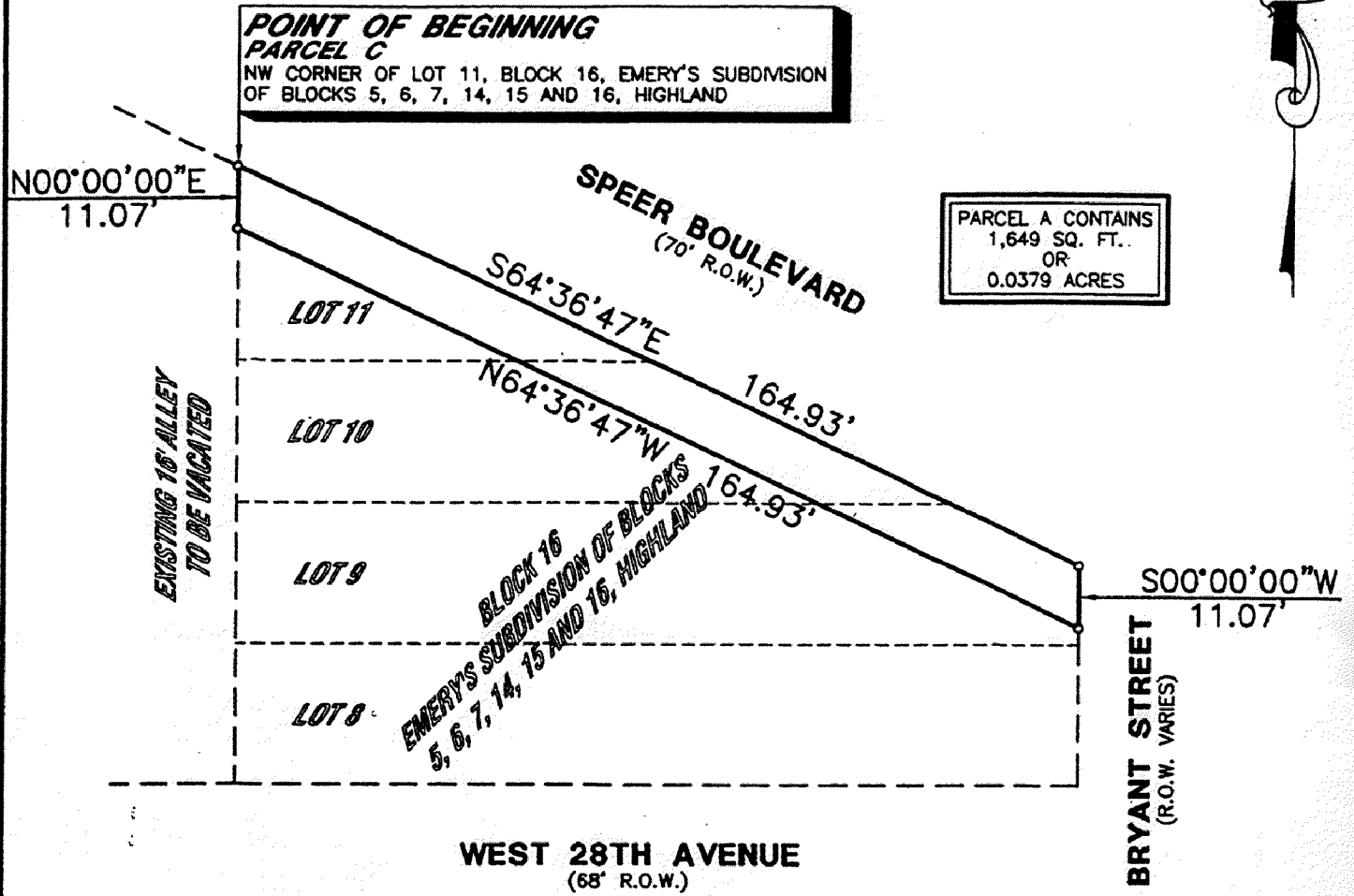
DATE PREPARED: FEBRUARY 9, 2001  
DATE OF LAST REVISION:  
PREPARED BY: BRETT L. MILLER, PLS NO. 27609  
FOR AND ON BEHALF OF  
ENGINEERING SERVICE COMPANY  
1300 SOUTH POTOMAC STREET, SUITE 126  
AURORA, COLORADO 80012  
PHONE: (303) 337-1393



Raw 2001 02031

# ILLUSTRATION FOR EXHIBIT "A"

## PARCEL C



PARCEL A CONTAINS  
 1,649 SQ. FT.  
 OR  
 0.0379 ACRES

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

**PREPARED FOR:**  
 ALEC GARBINI  
 2401 15TH STREET, SUITE 190  
 DENVER, COLORADO 80202  
  
**PREPARED BY:**  
 ENGINEERING SERVICE COMPANY  
 1300 SOUTH POTOMAC STREET, SUITE 126  
 AURORA, COLORADO 80012

<b>CITY AND COUNTY OF DENVER</b>		
DRAWN BY: JDP	SCALE: 1"=30'	R.O.W. FILE#
CHECKED BY:	DATE:	DSKFILE

**RIGHT-OF-WAY DEDICATION**  
 A PART OF BLOCK 16, EMERY'S  
 SUBDIVISION OF BLOCKS 5, 6, 7, 14, 15 AND 16, HIGHLAND  
 SITUATED IN THE SE 1/4 OF SECTION 29,  
 T.3S., R.68W., OF THE 6TH P.M.  
 CITY AND COUNTY OF DENVER, COLORADO

