

LAND DESCRIPTION - STREET PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF OCTOBER, 2020, AT RECEPTION NUMBER 2020160544 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 19 THROUGH 36, INCLUSIVE; AND A PORTION OF VACATED GAYLORD STREET PER ORDINANCE NO. 645, SERIES OF 1978; SITUATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 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 36
THENCE SOUTH 00°05'33" EAST ALONG THE EAST LINE OF SAID BLOCK 39, A DISTANCE OF 25.00 FEET TO THE NORTHEAST CORNER OF LOT 35, BLOCK 39;
THENCE NORTH 89°54'20" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE CENTERLINE OF SAID VACATED GAYLORD STREET;
THENCE SOUTH 00°05'33" EAST ALONG SAID CENTERLINE, A DISTANCE OF 439.97 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID BLOCK 39;
THENCE SOUTH 89°54'07" WEST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED, A DISTANCE OF 34.00 FEET TO A POINT 4.00 FEET WEST OF THE EAST LINE OF SAID BLOCK 39;
THENCE NORTH 00°05'33" WEST PARALLEL WITH THE EAST LINE OF SAID BLOCK 39, A DISTANCE OF 464.97 FEET TO THE A POINT ON THE NORTH LINE OF SAID BLOCK 39;
THENCE NORTH 89°54'23" EAST ALONG SAID NORTH LINE, A DISTANCE OF 4.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 15,059 SQUARE FEET OR 0.35 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF BLOCK 39, KEENER'S SUBDIVISION, CITY AND COUNTY OF DENVER, ASSUMED TO BEAR SOUTH 00°05'33" EAST.

LAND DESCRIPTION - STREET PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF OCTOBER, 2020, AT RECEPTION NUMBER 2020160544 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOT 1, BLOCK 39, KEENER'S SUBDIVISION, TOGETHER WITH A PORTION OF VINE STREET VACATED PER ORDINANCE NO. 377, SERIES OF 1971, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 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;
THENCE SOUTH 89°54'23" WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 107.63 FEET TO THE **POINT OF BEGINNING**;
THENCE SOUTH 00°05'37" EAST, A DISTANCE OF 4.00 FEET;
THENCE SOUTH 89°54'23" WEST, A DISTANCE OF 44.39 FEET;
THENCE SOUTH 89°54'48" WEST, A DISTANCE OF 12.61 FEET;
THENCE NORTH 00°05'12" WEST, A DISTANCE OF 4.00 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF BLOCK 40 OF SAID SUBDIVISION;
THENCE NORTH 89°54'48" EAST ALONG SAID NORTH LINE EXTENDED, A DISTANCE OF 12.61 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 39;

THENCE NORTH 89°54'23" EAST ALONG SAID NORTH LINE AND THE EXTENSION THEREOF, A DISTANCE OF 44.39 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 228 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF BLOCK 39, KEENER'S SUBDIVISION, CITY AND COUNTY OF DENVER, ASSUMED TO BEAR SOUTH 00°05'33" EAST.

LAND DESCRIPTION - STREET PARCEL #3:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF OCTOBER, 2020, AT RECEPTION NUMBER 2020160544 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 18 AND 19, INCLUSIVE; AND A PORTION OF THE ALLEY VACATED PER ORDINANCE NO. 351, SERIES OF 1971; ALL IN BLOCK 39, KEENER'S SUBDIVISION; TOGETHER WITH A PORTION OF VINE STREET VACATED PER ORDINANCE NO. 377, SERIES OF 1971; SITUATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 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 SOUTHEAST CORNER OF SAID LOT 19;
THENCE SOUTH 89°54'07" WEST ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 4.00 FEET TO THE **POINT OF BEGINNING**;
THENCE SOUTH 89°54'07" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 276.08 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF BLOCK 40 OF SAID SUBDIVISION AND TO A POINT ON THE 20 FOOT RANGE LINE IN VINE STREET;
THENCE SOUTH 89°55'04" WEST ALONG SAID SOUTH LINE EXTENDED, A DISTANCE OF 12.59 FEET;
THENCE NORTH 00°05'25" WEST, A DISTANCE OF 4.00 FEET;
THENCE NORTH 89°55'04" EAST PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 40, A DISTANCE OF 12.59 FEET TO A POINT ON SAID RANGE LINE;
THENCE NORTH 89°54'07" EAST PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 39, A DISTANCE OF 276.08 FEET TO A POINT 4.00 FEET WEST OF THE EAST LINE OF SAID LOT 19;
THENCE SOUTH 00°05'33" EAST PARALLEL WITH THE EAST LINE OF SAID LOT 19, A DISTANCE OF 4.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 1,155 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF BLOCK 39, KEENER'S SUBDIVISION, CITY AND COUNTY OF DENVER, ASSUMED TO BEAR SOUTH 00°05'33" EAST.