

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000146-001:

LEGAL DESCRIPTION - STREET PARCEL #1: PARCEL A OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF NOVEMBER, 2023, AT RECEPTION NUMBER 2023109181 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING THE SAME PROPERTY AS DENOTED BY RESUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 15 HIGHLAND PARK AND BEING MORE FURTHERLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 20-FOOT RANGE LINE LOCATED IN W 29TH AVENUE BETWEEN FIRTH COURT AND BRYANT STREET IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT THE RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND BRYANT STREET BY A FOUND ONE INCH AXEL IN A RANGE BOX AND BY A RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND FIRTH COURT BY A FOUND ONE INCH AXEL IN A RANGE BOX, AS BEARING NORTH 89°21'46" EAST, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO;

COMMENCING AT THE SAID RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND BRYANT STREET; THENCE SOUTH 25°24'11" EAST, A DISTANCE OF 432.77 FEET TO THE SOUTHWEST CORNER OF LOT 43 OF SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK AND THE **POINT OF BEGINNING FOR PARCEL A;**

THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 43 NORTH 25°30'39" EAST, A DISTANCE OF 12.00 FEET;

THENCE DEPARTING THE SAID WEST LINE OF LOT 43 AND CONTINUING SOUTHERLY ALONG A LINE 12.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY OF SPEER BOULEVARD SOUTH 64°33'59" EAST, A DISTANCE OF 174.79 FEET TO A POINT ON THE EAST LINE OF LOT 49 OF SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK;

THENCE SOUTHERLY ALONG THE SAID EAST LINE OF LOT 49 SOUTH 25°31'31" WEST, A DISTANCE OF 12.00 FEET TO THE SAID NORTH RIGHT-OF-WAY OF SPEER BOULEVARD;

THENCE DEPARTING THE SAID EAST LINE OF LOT 43 AND CONTINUING WESTERLY ALONG THE SAID NORTH RIGHT-OF-WAY OF SPEER BOULEVARD NORTH 64°33'59" WEST, A DISTANCE OF 174.79 FEET TO THE **POINT OF BEGINNING A;**

SAID PARCEL CONTAINS 2,098 SQUARE FEET OR 0.048 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000146-002:

LEGAL DESCRIPTION - ALLEY PARCEL #2:

PARCEL B OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF NOVEMBER, 2023, AT RECEPTION NUMBER 2023109181 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING THE SAME PROPERTY AS DENOTED BY RESUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 15 HIGHLAND PARK AND BEING MORE FURTHERLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 20-FOOT RANGE LINE LOCATED IN W 29TH AVENUE BETWEEN FIRTH COURT AND BRYANT STREET IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT THE RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND BRYANT STREET BY A FOUND ONE INCH AXEL IN A RANGE BOX AND BY A RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND FIRTH COURT BY A FOUND ONE INCH AXEL IN A RANGE BOX, AS BEARING NORTH 89°21'46" EAST, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO;

COMMENCING AT THE SAID RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND BRYANT STREET; THENCE SOUTH 46°43'14" EAST, A DISTANCE OF 346.57 FEET TO THE NORTHWEST CORNER OF LOT 43 OF SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK AND THE **POINT OF BEGINNING FOR PARCEL B;**

THENCE EAST ALONG THE SOUTH RIGHT-OF-WAY OF AN ALLEY SOUTH 64°37'46" EAST, A DISTANCE OF 19.32 FEET TO AN ANGLE POINT;

THENCE SOUTHEASTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY OF AN ALLEY SOUTH 39°33'46" EAST, A DISTANCE OF 171.47 FEET TO THE NORTHEAST CORNER OF LOT 49 OF SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK;

THENCE SOUTHERLY ALONG THE EAST LINE OF THE SAID LOT 49 SOUTH 25°31'31" WEST, A DISTANCE OF 4.41 FEET;

THENCE DEPARTING THE SAID EAST LINE OF LOT 49 ALONG A LINE 4.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY OF AFORESAID ALLEY OF SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK NORTH 39°33' 46" WEST, A DISTANCE OF 172.44 FEET TO AN ANGLE POINT;

THENCE NORTHWESTERLY CONTINUING ALONG A LINE 4.00 FEET SOUTH OF AND PARALLEL WITH THE SAID SOUTH RIGHT-OF-WAY OF AN ALLEY NORTH 64°37'46" WEST, A DISTANCE OF 18.44 FEET TO THE WEST LINE OF LOT 43 OF SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 43 NORTH 25°30'39" EAST, A DISTANCE OF 4.00 FEET TO THE **POINT OF BEGINNING FOR PARCEL B;**

SAID PARCEL CONTAINS 763 SQUARE FEET OR 0.018 ACRES MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000146-003:

LEGAL DESCRIPTION - STREET PARCEL #3:

PARCEL C OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF NOVEMBER, 2023, AT RECEPTION NUMBER 2023109181 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING THE SAME PROPERTY AS DENOTED BY RESUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 15 HIGHLAND PARK AND BEING MORE FURTHERLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 20-FOOT RANGE LINE LOCATED IN W 29TH AVENUE BETWEEN FIRTH COURT AND BRYANT STREET IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT THE RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND BRYANT STREET BY A FOUND ONE INCH AXEL IN A RANGE BOX AND BY A RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND FIRTH COURT BY A FOUND ONE INCH AXEL IN A RANGE BOX, AS BEARING NORTH 89°21'46" EAST, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO;

COMMENCING AT THE SAID RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND BRYANT STREET; THENCE SOUTH 71°26'07" EAST, A DISTANCE OF 64.28 FEET TO THE NORTHWEST CORNER OF LOT 17 OF SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK AND THE **POINT OF BEGINNING FOR PARCEL C;**

THENCE SOUTHEASTERLY ALONG THE SOUTHWEST RIGHT-OF-WAY OF FIRTH COURT SOUTH 39°32'59" EAST, A DISTANCE OF 112.50 FEET TO THE INTERSECTION WITH A RIGHT-OF-WAY PARCEL RECORDED UNDER RECEPTION NUMBER 1985038717 IN THE CITY AND COUNTY OF DENVER PUBLIC RECORDS;

THENCE CONTINUING ALONG THE PERIMETER OF SAID RIGHT-OF-WAY PARCEL THE FOLLOWING TWO (2) COURSES:

1. SOUTH 50°27'01" WEST, A DISTANCE OF 7.00 FEET;
2. SOUTH 39°32'59" EAST, A DISTANCE OF 112.50 FEET TO THE SOUTHEAST LINE OF LOT 9 OF SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK;

THENCE DEPARTING THE SAID RIGHT-OF-WAY PARCEL SOUTHWESTERLY ALONG THE SAID SOUTHEAST LINE OF LOT 9 SOUTH 50°26'14" WEST, A DISTANCE OF 2.00 FEET;

THENCE DEPARTING THE SAID SOUTHEAST LINE OF LOT 9 NORTHWESTERLY ALONG A LINE THAT IS 2.00 FEET SOUTHWEST OF AND PARALLEL WITH THE SOUTHWEST LINE OF THE SAID RIGHT-OF-WAY PARCEL NORTH 39°32'59" WEST, A DISTANCE OF 112.50 FEET TO A POINT ON THE NORTHWEST LINE OF THE SAID RIGHT-OF-WAY PARCEL EXTENDED SOUTHWEST;

THENCE CONTINUING NORTHWESTERLY ALONG A LINE THAT IS 9.00 FEET SOUTHWEST OF AND PARALLEL WITH THE SOUTHWEST RIGHT-OF-WAY OF FIRTH COURT NORTH 39°32'59" WEST, A DISTANCE OF 112.50 FEET TO A POINT ON THE NORTHWEST LINE OF LOT 17;

THENCE NORTHEASTERLY ALONG THE SAID NORTHWEST LINE OF LOT 17 NORTH 50°26'14" EAST, A DISTANCE OF 9.00 FEET TO THE **POINT OF BEGINNING FOR PARCEL C**;

SAID PARCEL CONTAINS 1,236 SQUARE FEET OR 0.028 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000146-004:

LEGAL DESCRIPTION - ALLEY PARCEL #4:

PARCEL D OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF NOVEMBER, 2023, AT RECEPTION NUMBER 2023109181 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING THE SAME PROPERTY AS DENOTED BY RESUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 15 HIGHLAND PARK AND BEING MORE FURTHERLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 20-FOOT RANGE LINE LOCATED IN W 29TH AVENUE BETWEEN FIRTH COURT AND BRYANT STREET IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT THE RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND BRYANT STREET BY A FOUND ONE INCH AXEL IN A RANGE BOX AND BY A RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND FIRTH COURT BY A FOUND ONE INCH AXEL IN A RANGE BOX, AS BEARING NORTH 89°21'46" EAST, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO;

COMMENCING AT THE SAID RANGE POINT AT THE INTERSECTION OF WEST 29TH AVENUE AND BRYANT STREET; THENCE SOUTH 51°50'53" EAST, A DISTANCE OF 316.61 FEET TO THE SOUTHWEST CORNER OF LOT 17 OF SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK AND THE **POINT OF BEGINNING FOR PARCEL D**;

THENCE NORTHEASTERLY ALONG THE NORTHWEST LINE OF THE SAID LOT 17 NORTH $50^{\circ}26'14''$ EAST A DISTANCE OF 115.98 TO A POINT 9.00 FEET SOUTHWEST FROM THE NORTHWEST CORNER OF SAID LOT 17;

THENCE DEPARTING THE SAID NORTHWEST LINE OF LOT 17 SOUTH $39^{\circ}32'59''$ EAST, A DISTANCE OF 5.00 FEET;

THENCE SOUTHWESTERLY ALONG A LINE THAT IS 5.00 FEET SOUTHEAST OF AND PARALLEL WITH THE SAID NORTHWEST LINE OF LOT 17 SOUTH $50^{\circ}26'14''$ WEST, A DISTANCE OF 115.98 FEET TO THE COMMON LINE OF THE SOUTHWEST LINE OF SAID LOT 17 AND THE NORTHEAST RIGHT-OF- WAY OF AN ALLEY PER THE SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK;
THENCE NORTHWESTERLY ALONG THE SAID COMMON LINE NORTH $39^{\circ}33'46''$ WEST, A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING FOR PARCEL D**;

SAID PARCEL CONTAINS 580 SQUARE FEET OR 0.013 ACRES, MORE OR LESS.