

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000285-01:

LEGAL DESCRIPTION – STREET PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 25TH DAY OF JUNE, 2024, AT RECEPTION NUMBER 2024058446 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THOSE LANDS BOUNDED BY THE NORTHEASTERLY RIGHT-OF-WAY OF NORTH SPEER BOULEVARD ORDINANCE 1904-0104 AND BEING THE SOUTHWESTERLY 6.00 FEET OF LOTS 11 THROUGH 18, LOT 28, AND THE VACATED ALLEY ORDINANCE 1978-0115 IN BLOCK 14, WITTER'S FIRST ADDITION TO THE CITY OF DENVER LOCATED IN THE NORTHEAST QUARTER OF SECTION 4 AND THE NORTHWEST QUARTER OF SECTION 3, ALL IN TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

BASIS OF BEARINGS: THE NORTHEASTERLY RIGHT-OF-WAY OF NORTH SPEER BOULEVARD ORDINANCE 1904-0104 OF SAID BLOCK 14, AS MONUMENTED BY A MAG NAIL AND TAG STAMPED PLS 30098 AT THE NORTHWEST END AND A MAG NAIL AND TAG STAMPED 37993 AT THE SOUTHEAST END TO BEAR SOUTH 29°28'09" EAST, BEING A GRID BEARING OF THE CITY AND COUNTY OF DENVER COORDINATE SYSTEM, A DISTANCE OF 375.20 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND THE NORTH LINE OF LOT 11 OF SAID BLOCK 14;

THENCE SOUTH 89°46'45" EAST ON SAID NORTH LINE A DISTANCE OF 6.91 FEET TO A POINT BEING 6 FEET NORTHEASTERLY AND PARALLEL TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 29°28'09" EAST ON SAID PARALLEL LINE A DISTANCE OF 230.87 FEET TO A POINT ON THE EXTENDED SOUTH LINE OF LOT 18 WITHIN THE VACATED ALLEY ORDINANCE 1978-0115 IN BLOCK 14;

THENCE NORTH 89°45'56" WEST ON SAID SOUTH LINE A DISTANCE OF 6.91 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE;

THENCE NORTH 29°28'09" WEST ON SAID RIGHT-OF-WAY LINE A DISTANCE OF 230.86 FEET TO THE **POINT OF BEGINNING;**

CITY AND COUNTY OF DENVER, STATE OF COLORADO

SAID PARCEL OF LAND CONTAINS 1,385 SQ. FT. OR 0.032 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000285-002:

LEGAL DESCRIPTION – STREET PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 25TH DAY OF JUNE, 2024, AT RECEPTION NUMBER 2024058446 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THOSE LANDS BOUNDED BY THE NORTHEASTERLY RIGHT-OF-WAY OF NORTH SPEER BOULEVARD ORDINANCE 1904-0104 AND BEING THE SOUTHWESTERLY 6.00 FEET OF LOTS 11 THROUGH 18, LOT 28, AND THE VACATED ALLEY ORDINANCE 1978-0115 IN BLOCK 14, WITTER'S FIRST ADDITION TO THE CITY OF DENVER LOCATED IN THE NORTHEAST QUARTER OF SECTION 4 AND THE NORTHWEST QUARTER OF SECTION 3, ALL IN TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

BASIS OF BEARINGS: THE NORTHEASTERLY RIGHT-OF-WAY OF NORTH SPEER BOULEVARD ORDINANCE 1904-0104 OF SAID BLOCK 14, AS MONUMENTED BY A MAG NAIL AND TAG STAMPED PLS 30098 AT THE NORTHWEST END AND A MAG NAIL AND TAG STAMPED 37993 AT THE SOUTHEAST END TO BEAR SOUTH 29°28'09" EAST, BEING A GRID BEARING OF THE CITY AND COUNTY OF DENVER COORDINATE SYSTEM, A DISTANCE OF 375.20 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND THE NORTH LINE OF LOT 11 OF SAID BLOCK 14;

THENCE SOUTH 89°46'45" EAST ON SAID NORTH LINE A DISTANCE OF 6.91 FEET TO A POINT BEING 6 FEET NORTHEASTERLY AND PARALLEL TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 29°28'09" EAST ON SAID PARALLEL LINE A DISTANCE OF 234.76 FEET TO THE CENTERLINE OF THE VACATED ALLEY ORDINANCE 1978-0115 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 29°28'09" EAST CONTINUING ON SAID PARALLEL LINE A DISTANCE OF 24.97 FEET TO THE SOUTH LINE OF SAID LOT 28 IN BLOCK 14;

THENCE NORTH 89°45'48" WEST ON SAID SOUTH LINE A DISTANCE OF 6.91 FEET TO A POINT ON THE EXTENDED SOUTH LINE OF SAID LOT 28 WITHIN THE SAID VACATED ALLEY AND THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE;

THENCE NORTH 29°28'09" WEST ON SAID RIGHT-OF-WAY LINE A DISTANCE OF 11.00 FEET TO THE CENTERLINE OF SAID VACATED ALLEY;

THENCE NORTH 00°11'05" EAST ON SAID CENTERLINE A DISTANCE OF 12.13 FEET TO THE **POINT OF BEGINNING**;

CITY AND COUNTY OF DENVER, STATE OF COLORADO

SAID PARCEL OF LAND CONTAINS 108 SQ. FT. OR 0.002 ACRES, MORE OR LESS.