

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000190-001:

LAND DESCRIPTION - ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 24TH DAY OF MAY, 2022, AT RECEPTION NUMBER 2022069475 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF LOTS 16 TO 21, INCLUSIVE, BLOCK 37, MCCULLOUGH HILL AMENDED MAP, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE N00°16'41"W ALONG THE WESTERLY LINES OF SAID LOTS 16 TO 21 (SAID LINE BEING THE BASIS OF BEARINGS FOR ALL BEARINGS STATED HEREIN), A DISTANCE OF 150.08 FEET TO THE NORTHWEST CORNER OF SAID LOT 21; THENCE S89°58'33"E ALONG THE NORTH LINE OF SAID LOT 21, A DISTANCE OF 2.00 FEET; THENCE S00°16'41"E PARALLEL WITH AND 2.00 FEET EAST OF THE WESTERLY LINES OF SAID LOTS 16 TO 21, A DISTANCE OF 150.08 FEET TO THE SOUTH LINE OF SAID LOT 16; THENCE N89°59'22"W ALONG THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED PROPERTY CONTAINS 300 SQ. FT., MORE OR LESS.