

PARCEL DESCRIPTION ROW NO. 2019-DEDICATION-0000138-001:

LAND DESCRIPTION – ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 7TH DAY OF OCTOBER, 2020, AT RECEPTION NUMBER 2020164789 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 20 THROUGH 24, BLOCK 16, LINCOLN SUBDIVISION, EXCEPT THAT PORTION DESCRIBED AT RECEPTION NUMBER 2018152089 AT THE CITY AND COUNTY OF DENVER CLERK AND RECORD'S OFFICE, AND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 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 INTERSECTION OF THE SOUTH LINE OF SAID LOT 24 WITH THE WEST LINE OF SAID RECEPTION NUMBER 2018152089;

THENCE S89°16'44"W, ALONG SAID SOUTH LINE OF LOT 24, A DISTANCE OF 2.00 FEET;
THENCE N00°42'20"W, ALONG A LINE 2.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID RECEPTION NUMBER 2018152089, A DISTANCE OF 124.93 FEET TO THE NORTH LINE OF SAID LOT 20;
THENCE N89°17'15"E, ALONG SAID NORTH LINE OF LOT 20, A DISTANCE OF 2.00 FEET TO SAID WEST LINE;
THENCE S00°42'20"E, ALONG SAID WEST LINE, A DISTANCE OF 124.93 FEET TO THE POINT OF BEGINNING;

CONTAINING 249.86 SQUARE FEET (0.0057 ± ACRES) MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON SET 2.5" ALUMINUM CAP #37969 IN RANGE BOX AT THE INTERSECTION OF KENTUCKY AVENUE AND SOUTH LOGAN ST AND A SET 2.5" ALUMINUM CAP #37969 IN RANGE BOX AT THE INTERSECTION OF TENNESSEE AVENUE AND SOUTH LOGAN ST. ASSUMED TO BEAR S00°31'12"E.