

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000003-001

LAND DESCRIPTION - ALLEY PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 17TH DAY OF FEBRUARY, 2022, AT RECEPTION NUMBER 2022022764 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 15, 20-24 AND A 10 FOOT VACATED ALLEY (REC# 2017074903), BLOCK 16, RESUBDIVISION OF BLOCK 16 CHELTENHAM HEIGHTS SUBDIVISION, AND LOCATED IN THE SOUTHWEST 14 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED "L.S. 18745" LOCATED AT THE NORTHWEST CORNER OF SAID LOT 24: THENCE S89°50'19"E A DISTANCE OF 126.95 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 24, ALSO BEING THE **POINT OF BEGINNING** ;

THENCE S89°50'19"E A DISTANCE OF 3.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 24;

THENCE S00°00'17"W A DISTANCE OF 160.73 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 15;

THENCE S89°55'59"E A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 15;

THENCE S00°00'17"W A DISTANCE OF 3.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 15;

THENCE N89°55'59"W A DISTANCE OF 13.00 FEET;

THENCE N00°00'17"E A DISTANCE OF 163.73 FEET BACK TO THE **POINT OF BEGINNING** .

CONTAINING 521.19 SQUARE FEET (0.012 ± ACRES) MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON A 22 FOOT RANGE LINE IN WEST 17TH AVENUE BETWEEN A FOUND 3" ALUMINUM CAP STAMPED "L.S. 16406" AT THE INTERSECTION OF WEST 17TH AVENUE AND JULIAN STREET AND A FOUND 3" BRASS CAP STAMPED "L.S. 37929" AT THE INTERSECTION OF WEST 17TH AVENUE AND IRVING STREET. ASSUMED TO BEAR S89°55'49"E.