

2020-PROJMSTR-0000086-ROW

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000049-001:

LEGAL DESCRIPTION – ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF OCTOBER, 2023, AT RECEPTION NUMBER 2023100517 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING THE EAST 1.50 FEET OF LOTS 7 AND 8, BLOCK 12, BROADWAY TERRACE AND SITUATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RANGE POINT IN THE INTERSECTION OF NORTH ACOMA STREET AND WEST SECOND AVENUE BEING A DRAGTOOTH FROM WHENCE THE RANGE POINT IN THE INTERSECTION OF NORTH BROADWAY AND WEST SECOND AVENUE BEING A 3" BRASS CAP "ILLEGIBLE" BEARS NORTH 89°35'44" EAST, A DISTANCE OF 452.93 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 63°21'06" EAST, A DISTANCE OF 270.38 FEET TO THE SOUTH LINE OF SAID LOT 8 AND THE POINT OF BEGINNING.

THENCE NORTH 00°22'54" WEST PARALLEL AND 1.50 FEET WEST OF THE EAST LINES OF SAID LOTS 7 AND 8, A DISTANCE OF 100.05 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 7;

THENCE NORTH 89°35'44" EAST ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 1.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 7;

THENCE SOUTH 00°22'54" EAST ALONG THE EAST LINES OF SAID LOTS 7 AND 8, A DISTANCE OF 100.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8;

THENCE SOUTH 89°35'44" WEST ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 150 SQUARE FEET, 0.0034 ACRES OF LAND, MORE OR LESS.