

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000059-001:

LAND DESCRIPTION - ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 3RD DAY OF JUNE, 2021, AT RECEPTION NUMBER 202104050 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 20 THROUGH 26, BLOCK 27, PARK AVENUE ADDITION AND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 3 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, A FOUND STONE IN RANGE BOX, IN THE INTERSECTION OF PARK AVENUE AND EAST 16TH AVENUE FROM WHENCE A RANGE POINT, A FOUND 3" BRASS CAP IN CONCRETE, IN THE INTERSECTION OF NORTH HUMBOLDT STREET AND EAST 16TH AVENUE BEARS SOUTH 89°59'07" EAST A DISTANCE OF 303.53 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO:

THENCE SOUTH 89°59'07" EAST, A DISTANCE OF 141.37 FEET;

THENCE NORTH 00°19'00" WEST, A DISTANCE OF 19.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20 AND THE POINT OF BEGINNING;

THENCE NORTH 89°59'07" WEST ALONG THE SOUTH LINE OF SAID LOT 20, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°19'00" WEST, A DISTANCE OF 174.96 FEET TO THE NORTH LINE OF SAID LOT 26;

THENCE SOUTH 89°56'22" EAST ALONG THE NORTH LINE OF SAID LOT 26, A DISTANCE OF 2.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 26;

THENCE SOUTH 00°19'00" EAST ALONG THE WEST LINE OF THE 16 FOOT ALLEY OF SAID BLOCK 27, A DISTANCE OF 174.96 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20 AND THE TRUE POINT OF BEGINNING;

CONTAINING 350 SQUARE FEET OR 0.008 ACRES OF LAND, MORE OR LESS.