

**PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000083-001:**

**LAND 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 AUGUST, 2021, AT RECEPTION NUMBER 2021156925 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; BEING ALL OF THE EASTERLY HALF OF THE 16' ALLEY VACATED BY ORDINANCE NO. 400 SERIES 1978, LYING ADJACENT TO LOTS 20 THROUGH 30, EXCEPT FOR THE SOUTHERLY 11.00 FEET OF LOT 20, BLOCK 38, VIADUCT ADDITION TO DENVER, AND THE WESTERLY 2.00 FEET OF LOTS 20 THROUGH 30, EXCEPT FOR THE SOUTHERLY 11.00 FEET OF LOT 20, BLOCK 38, VIADUCT ADDITION TO DENVER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID VACATED 16' ALLEY, WHENCE A FOUND AXLE IN RANGE BOX, ACCEPTED AS THE RANGE LINE FOR THE INTERSECTION OF W. 39<sup>TH</sup> AVE AND GALAPAGO STREET, BEARS S26°11'26"W, 439.31 FEET;

THENCE S89°54'38"E, 10.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 30, BEING 2.00 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 30;

THENCE ALONG A LINE PARALLEL WITH AND 2.00 FEET EAST OF THE WEST LINE OF SAID LOTS 20 THROUGH 30, S00°10'22"W, 263.95 FEET;

THENCE N89°52'02"W, 10.00 FEET TO A POINT IN THE CENTER OF SAID VACATED 16' ALLEY;

THENCE ALONG THE CENTERLINE OF SAID VACATED 16' ALLEY, N00°10'22"E, 263.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,639 SQUARE FEET OR 0.061 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE 20' RANGE LINE ALONG WEST 39TH AVE. BETWEEN SOUTH GALAPAGO STREET AND ELATI STREET., BEING S89°48'47"E USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED ON THE WEST AT S. GALAPAGO STREET BY A FOUND AXLE IN RANGE BOX. AND AS MONUMENTED ON THE EAST AT ELATI STREET BY A FOUND ILLEGIBLE 3.25 INCH ALUMINUM CAP IN RANGE BOX.