

PARCEL DESCRIPTION ROW NO. 2017-DEDICATION-0000127-001:

PARCEL DESCRIPTION – ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 31ST DAY OF MAY, 2019, AT RECEPTION NUMBER 2019066674 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND LOCATED IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
THE NORTH 3.00 FEET OF LOTS 19-22, BLOCK 23, C.H. WALKER'S SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RANGE POINT (L.S. 37601) AT THE INTERSECTION OF ELIOT STREET AND W. 23RD AVENUE, ALSO BEING SOUTHWEST RANGE POINT OF BLOCK 23, C.H. WALKER'S SUBDIVISION;

THENCE N35°47'53"E, A DISTANCE OF 177.83 FEET TO A POINT ON THE WEST LINE OF LOT 22, BLOCK 23, C.H. WALKER'S SUBDIVISION **THE POINT OF BEGINNING**;

THENCE N00°04'51"W, A DISTANCE OF 3.00 FEET TO A POINT ON THE NORTH LOT LINE OF LOT 22 MONUMENTED BY A FOUND NAIL (L.S. 37969);

THENCE N89°52'18"E, A DISTANCE OF 100.12 FEET ALONG THE NORTH LINE OF LOTS 19-22 TO THE EAST CORNER OF LOT 19 MONUMENTED FOUND NAIL & BRASS TAG (L.S. 37969);

THENCE S00°04'51"W, A DISTANCE OF 3.00 FEET ALONG THE EAST LINE OF LOT 19;

THENCE S89°52'18"W, A DISTANCE OF 100.12 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF LOT 22 ALSO BEING **THE POINT OF BEGINNING**;

CONTAINING 300 SQUARE FEET (0.007 AC RES) MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTHERLY RANGE LINE OF BLOCK 23 OF C.H. WALKER'S SUBDIVISION BETWEEN THE FOUND 1.5" ALUMINUM CAP IN A RANGE BOX (L.S. 37601) AT THE INTERSECTION OF ELIOT STREET AND W. 23RD AVENUE AND THE FOUND 2" ALUMINUM CAP IN A RANGE BOX (L.S. 9329) AT THE INTERSECTION OF DECATUR STREET AND W. 23RD AVENUE. ASSUMED TO BEAR N89°52'18"E