

PARCEL DESCRIPTION ROW NO. 2017-DEDICATION-0000108-001:

LAND DESCRIPTION – STREET or ALLEY PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 12TH DAY OF JANUARY, 2018, AT RECEPTION NUMBER 2018004807 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND SITUATED IN BLOCK 116 OF STILE'S ADDITION TO DENVER, BEING PART OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. AND BLOCK 116, TAPPAN'S ADDITION TO DENVER BEING PART OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF LOT 28, BLOCK 116 OF TAPPAN'S ADDITION TO DENVER WHENCE THE WEST CORNER OF LOT 16, BLOCK 116 OF STILE'S ADDITION TO DENVER IS ASSUMED TO BEAR SOUTH 45° 00' 00" WEST, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 45° 00' 00" EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 28, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 45° 00' 00" WEST, A DISTANCE OF 196.50 FEET, SAID LINE BEING PARALLEL WITH AND 2.00 FEET SOUTHEAST OF THE SOUTHEASTERLY ALLEY RIGHT-OF-WAY;

THENCE NORTH 45° 00' 00" WEST, A DISTANCE OF 2.00 FEET TO A POINT ON SAID SOUTHEASTERLY ALLEY RIGHT-OF-WAY, SAID POINT ALSO BEING ON THE NORTHWESTERLY LINE OF LOT 21 WHENCE THE WEST CORNER OF SAID LOT BEARS SOUTH 45° 00' 00" WEST A DISTANCE OF 3.94 FEET;

THENCE ALONG SAID SOUTHEASTERLY ALLEY RIGHT-OF-WAY, NORTH 45° 00' 00" EAST, A DISTANCE OF 196.50 FEET TO THE POINT OF BEGINNING;

PARCEL CONTAINS 393 SQUARE FEET, MORE OR LESS.