

**PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000146-001:**

**LEGAL DESCRIPTION – STREET PARCEL:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF MAY, 2025, AT RECEPTION NUMBER 2025048934 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOTS 23 AND 24, BLOCK 42, EVANSTON 3RD FILING, A PORTION OF LOT 23, BLOCK 43, EVANSTON 3RD FILING, A PORTION OF THE VACATED ALLEY IN SAID BLOCK 42 PER ORDINANCE 110, SERIES 1997, AND A PORTION OF VACATED S. GAYLORD STREET RIGHT-OF-WAY PER ORDINANCE 110, SERIES 1997 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 42, EVANSTON 3RD FILING; THENCE ALONG THE SOUTHERLY LINE OF SAID BLOCK 42 ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF E. WESLEY AVENUE, S89°51'47"E A DISTANCE OF 106.90 FEET TO THE POINT OF BEGINNING; THENCE N00°08'13"E A DISTANCE OF 2.00 FEET; THENCE ALONG A LINE 2.00 FEET NORTHERLY OF AND PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF E. WESLEY AVENUE, S89°51'47"E A DISTANCE OF 227.11 FEET; THENCE S00°08'13"W A DISTANCE OF 2.00 FEET TO THE SOUTHERLY LINE OF SAID BLOCK 43, EVANSTON 3RD FILING AND SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID E. WESLEY AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF E. WESLEY AVENUE, N89°51'47"W A DISTANCE OF 227.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.010 ACRES OR 454 SQUARE FEET MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

**BASIS OF BEARINGS**

BEARINGS ARE BASED ON THE 21 FOOT RANGE LINE, IN E. WESLEY AVENUE ASSUMED TO BEAR S89°51'47"E BEING MONUMENTED BY A FOUND #8 REBAR IN RANGE BOX, AT THE INTERSECTION OF E. WESLEY AVENUE AND VACATED S. VINE STREET AND A FOUND HEX ROD IN RANGE BOX, AT THE INTERSECTION OF E. WESLEY AVENUE AND VACATED S. GAYLORD STREET.