

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000101-001:

LAND DESCRIPTION – ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 22ND DAY OF AUGUST, 2023, AT RECEPTION NUMBER 2023081021 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 31 THROUGH 36, BLOCK 39, EVANSTON - 3RD FILING AND, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 2.5 FEET OF SAID LOTS 31 THROUGH 36, BLOCK 39, EVANSTON - 3RD FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 374.73 ± SQ. FT. (0.009 ± ACRES); MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 21.5' RANGE LINE ALONG S. HIGH ST. BETWEEN A FOUND #6 REBAR WITH NO CAP IN RANGE BOX AT THE INTERSECTION OF E. WESLEY AVE. AND S. HIGH ST. AND A FOUND #6 REBAR WITH NO CAP IN RANGE BOX AT THE INTERSECTION OF E. ILIFF AVE. AND S. HIGH ST.. ASSUMED TO BEAR N00°06'00"W.