

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000087-001:

LEGAL DESCRIPTION – ALLEY PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 20TH DAY OF MARCH, 2024, AT RECEPTION NUMBER 2024022874 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 LOT 7, BLOCK 59, CURTIS AND CLARKE'S ADDITION TO THE CITY OF DENVER, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST CORNER OF SAID LOT 7;

THENCE SOUTH 44°26'03" WEST ALONG THE SOUTHEAST LINE OF SAID LOT 7, A DISTANCE OF 25.06 FEET TO THE SOUTH CORNER OF SAID LOT 7;
THENCE NORTH 45°34'05" WEST ALONG THE SOUTHWEST LINE OF SAID LOT 7, A DISTANCE OF 2.00 FEET;
THENCE NORTH 44°26'03" EAST PARALLEL WITH THE SOUTHEAST LINE OF SAID LOT 7, A DISTANCE OF 25.06 FEET TO THE NORTHEAST LINE OF SAID LOT 7;
THENCE SOUTH 45°34'05" EAST ALONG SAID NORTHEAST LINE, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 50 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 19 FOOT RANGE LINE IN LAWRENCE STREET, LOCATED BETWEEN 25TH STREET AND 26TH STREET, AS MONUMENTED AT BOTH THE ENDS BY A 2" ALUMINUM CAP PLS 25645 IN RANGE BOX, ASSUMED TO BEAR SOUTH 44°26'46" WEST.