

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000132-001:

LAND DESCRIPTION - ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 3RD DAY OF MARCH, 2021, AT RECEPTION NUMBER 2021040263 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 24, RIVERSIDE ADDITION TO DENVER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE 20' RANGE LINE OF 40TH STREET TO BEAR SOUTH 46°11'58" EAST, A DISTANCE OF 345.93 FEET BETWEEN A FOUND STONE IN RANGE BOX AT THE INTERSECTION OF 40TH STREET AND BLAKE STREET AND A FOUND 2.5" ALUMINUM CAP STAMPED "PLS 24942" AT THE INTERSECTION OF 40TH STREET AND WALNUT STREET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID FOUND STONE IN RANGE BOX AT THE INTERSECTION OF 40TH STREET AND BLAKE STREET; THENCE SOUTH 27°49'48" EAST, A DISTANCE OF 63.46 FEET TO THE NORTHERLY MOST CORNER OF LOT 1, BLOCK 24, RIVERSIDE ADDITION TO DENVER; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, SOUTH 46°11'58" EAST, A DISTANCE OF 122.97 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE, SOUTH 46°11'58" EAST, A DISTANCE OF 2.00 FEET TO THE EASTERLY MOST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHEASTERLY LINE OF LOTS 1 THROUGH 10, SAID BLOCK 24, SOUTH 44°34'57" WEST, A DISTANCE OF 225.70 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 10; THENCE NORTH 46°11'58" WEST, A DISTANCE OF 2.00 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 2.00 FEET NORTHWESTERLY THEREFROM, SAID SOUTHEASTERLY LINE OF LOTS 1 THROUGH 10, NORTH 44°34'57" EAST, A DISTANCE OF 225.70 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 451 SQ. FT. OR 0.01 ACRES, MORE OR LESS.