

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000034-001:

LEGAL DESCRIPTION – ALLEY PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 23RD DAY OF DECEMBER, 2025, AT RECEPTION NUMBER 2025129593 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 9 AND 10, BLOCK 184, STILES' ADDITION TO THE CITY OF DENVER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 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 NORTHEAST CORNER OF SAID SECTION 34;
THENCE SOUTH 00°04'51" WEST ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 273.32 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00°04'51" WEST ALONG SAID EAST LINE, A DISTANCE OF 2.84 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE SOUTHEAST LINE OF SAID LOT 9;
THENCE SOUTH 44°55'51" WEST ALONG THE SOUTHEAST LINE OF SAID LOTS 9 AND 10, A DISTANCE OF 44.72 FEET TO THE SOUTH CORNER OF SAID LOT 10;
THENCE NORTH 45°01'41" WEST ALONG THE SOUTHWEST LINE OF SAID LOT 10, A DISTANCE OF 2.00 FEET TO A LINE 2.00 FEET NORTHWEST OF AND PARALLEL WITH SAID SOUTHEAST LINE;
THENCE NORTH 44°55'51" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 46.73 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 91 SQUARE FEET OR 0.0021 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON A LINE BETWEEN THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AND THE RANGE POINT LOCATED AT THE INTERSECTION OF 25TH STREET AND WASHINGTON STREET, ASSUMED AS BEARING SOUTH 00°04'51" WEST, SAID LINE BEING MONUMENTED AT THE NORTHEAST CORNER OF SECTION 34 BY A 2" BRASS CAP STAMPED "1993 LS 28668", AND AT THE RANGE POINT BY A 2" ALUMINUM CAP STAMPED "PLS 38073" IN RANGE BOX.