

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000071-001:

LAND DESCRIPTION - ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 8TH DAY OF JULY, 2022, AT RECEPTION NUMBER 2022091600 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 22 AND 23, BLOCK 4, VAN CAMP'S ADDITION TO DENVER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, 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 WEST 42ND AVENUE BETWEEN UMATILLA STREET AND TEJON STREET TO BEAR NORTH 89°47'00" EAST, A DISTANCE OF 323.06 FEET BETWEEN A FOUND 2 1/2" ALUMINUM CAP STAMPED "RANGE POINT PLS 37929" AT THE INTERSECTION OF WEST 42ND STREET AND UMATILLA STREET AND A FOUND 2 1/2" ALUMINUM CAP STAMPED "RANGE POINT PLS 37929" AT THE INTERSECTION OF WEST 42ND STREET AND TEJON STREET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE RANGE POINT AT THE INTERSECTION OF WEST 42ND AVENUE AND UMATILLA STREET; THENCE SOUTH 39°05'43" EAST, A DISTANCE OF 283.96 FEET TO THE NORTHWESTERLY CORNER OF LOT 23, BLOCK 4, VAN CAMP'S ADDITION TO DENVER RECORDED NOVEMBER 26, 1889 AT PLAT BOOK 8, PAGE 37, AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 23, NORTH 89°46'10" EAST, A DISTANCE OF 1.50 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 1.50 FEET EASTERLY THEREFROM, THE WESTERLY LINE OF SAID LOT 23 AND LOT 22, SAID BLOCK 4, SOUTH 00°17'06" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 22; THENCE ALONG SAID SOUTHERLY LINE OF LOT 22, SOUTH 89°45'56" WEST, A DISTANCE OF 1.50 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 22; THENCE ALONG SAID WESTERLY LINE OF LOTS 22 AND 23, NORTH 00°17'06" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 75 SQ. FT. OR 0.002 ACRES, MORE OR LESS.