

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000150-001:

LEGAL DESCRIPTION – ALLEY PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF FEBRUARY, 2025, AT RECEPTION NUMBER 2025009106 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 31 THROUGH 34, INCLUSIVE, BLOCK 10, EMERY'S CAPITOL HILL ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING THE WESTERLY 2-FEET OF SAID LOTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 31, MONUMENTED BY A FOUND 1" BRASS PLUG STAMPED PLS 37601 2.00' OFFSET WEST ONLINE, AND FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 34 BEARS S89°33'51"E ALONG AN ASSUMED LINE AND THAT LINE EXTENDED, TO A FOUND CHISLED CROSS 24.75 FEET EAST, AND FORMS THE BASIS OF BEARINGS FOR ALL LINES DESCRIBED HEREIN, THENCE ALONG THE WEST LINE OF SAID LOTS 31 THROUGH 34, N00°00'15"W, A DISTANCE OF 100.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 34 AND A FOUND #5 REBAR;

THENCE ALONG THE NORTH LINE OF SAID LOT 34, S89°33'10"E, A DISTANCE OF 2.00 FEET;

THENCE ALONG A LINE PARALLEL WITH AND 2.00 FEET EAST OF SAID WEST LINE, S00°00'15"E, A DISTANCE OF 100.02 FEET;

THENCE ALONG THE SOUTH LINE OF SAID LOT 31, N89°33'51"W, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING, CONTAINING 200 SQUARE FEET, MORE OR LESS.