

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-000089-001:

LAND DESCRIPTION - ALLEY PARCEL NO 1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF MARCH, 2021, AT RECEPTION NUMBER 2021037807 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THE WEST 2.00 FEET OF LOTS 20 THROUGH 23, BLOCK 2, VIADUCT ADDITION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE WEST LINES OF SAID LOTS 20 THROUGH 23. MONUMENTED OF THE SOUTHWEST CORNER OF SAID LOT 20 WITH A NO. 5 REBAR AND ORANGE PLASTIC CAP, STAMPED "PLS 38141 AND AT THE NORTHWEST CORNER OF SAID LOT 23 WITH A NO. 4 REBAR AND YELLOW PLASTIC CAP, STAMPED "LINN INC PLS 14114" AND IS ASSUMED TO BEAR N 00°04'39" E.

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 20;
THENCE N 00°04'39" E, ALONG THE WEST LINES OF SAID LOTS 20 THROUGH 23, A DISTANCE OF 99.82 FEET TO THE NORTHWEST CORNER OF SAID LOT 23;
THENCE S 89°56'03" E, ALONG THE NORTH LINE OF SAID LOT 23, A DISTANCE OF 2.00 FEET;
THENCE S 00°04'39" W, PARALLEL WITH AND 2.00 FEET EAST OF SAID WEST LINES, A DISTANCE OF 99.82 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 20;
THENCE N 59°55'13" W, ALONG SAID SOUTH LINE. A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A TOTAL CALCULATED AREA OF 200 SQUARE FEET (0.005 ACRES) OF LAND, MORE OR LESS.