

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000276-001:

LAND DESCRIPTION – WEST ALAMEDA AVENUE

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOTS 6 THROUGH 8 INCLUSIVE, BLOCK 2, ADAMS PARK, AND CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED DECEMBER 1, 1988 AT RECEPTION NUMBER 1988337545 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER (AS ORIGINALLY PLATTED) OF BLOCK 2, ADAMS PARK;

THENCE EASTERLY ALONG THE NORTH LINE (AS ORIGINALLY PLATTED) OF BLOCK 2 A DISTANCE OF 149.84 FEET;

THENCE SOUTHERLY ON AN EXTERIOR ANGLE TO THE RIGHT OF 269°37'57" A DISTANCE OF 17.00 FEET TO THE **POINT OF BEGINNING**;

THENCE EASTERLY ON AN EXTERIOR ANGLE TO THE RIGHT OF 90°22'03" ALONG A LINE 17 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF BLOCK 2 A DISTANCE OF 50.00 FEET;

THENCE SOUTHERLY ON AN INTERIOR ANGLE TO THE LEFT OF 90°22'03" A DISTANCE OF 18.00 FEET TO A POINT 35 FEET SOUTH OF THE NORTH LINE OF BLOCK 2;

THENCE WESTERLY ON AN INTERIOR ANGLE TO THE LEFT OF 89°37'57" ALONG A LINE 35 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF BLOCK 2 A DISTANCE OF 50.00 FEET;

THENCE NORTHERLY ON AN INTERIOR ANGLE TO THE LEFT OF 90°22'03" A DISTANCE OF 18.00 FEET TO RETURN TO THE **POINT OF BEGINNING**.

CONTAINING 900.0 SQUARE FEET (0.021 ACRES)