

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000100-001:

LEGAL DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 26TH DAY OF JANUARY, 2024, AT RECEPTION NUMBER 2024005429 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 LOT 16, BLOCK 8, IRONTON, THE ADJOINING ALLEY VACATED BY ORDINANCE NO. 189 SERIES OF 1947, AND A PORTION OF LOT 13, BLOCK 39, ST. VINCENTS ADDITION SECOND FILING, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF SAID LOT 13;

THENCE SOUTH 44°58'48" EAST ALONG THE SOUTHWEST LINE OF SAID BLOCK 39, A DISTANCE OF 18.00 FEET TO THE SOUTH CORNER OF THAT PARCEL DESCRIBED AT RECEPTION NO. 2016075222 AND THE POINT OF BEGINNING;

THENCE NORTH 45°02'39" EAST ALONG THE SOUTHEAST LINE OF SAID PARCEL, A DISTANCE OF 5.00 FEET;

THENCE SOUTH 44°58'48" EAST, A DISTANCE OF 115.02 FEET TO THE CENTERLINE OF SAID VACATED ALLEY;

THENCE SOUTH 45°03'20" WEST ALONG SAID CENTERLINE, A DISTANCE OF 5.00 FEET TO THE SOUTHWEST LINE OF SAID BLOCK 8;

THENCE NORTH 44°58'48" WEST ALONG THE SOUTHWEST LINES OF SAID BLOCK 8 AND 39, A DISTANCE OF 115.02 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 575 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTHEAST RIGHT-OF-WAY LINE OF 38TH ST, ASSUMED TO BEAR NORTH 44°58'48" WEST.