

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000061-001:

LAND DESCRIPTION - STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF JULY, 2023, AT RECEPTION NUMBER 2023067177 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF EAST CAPITOL HILL SUBDIVISION OF BLOCK E JERSEY SUBDIVISION, RECORDED AT RECEPTION NO. 156980, AND SITUATED IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT FOUND IN THE INTERSECTION OF EAST ALAMEDA AVENUE AND SOUTH ELM STREET, AS EVIDENCED BY A FOUND AXLE WITH A GEAR, 0.70 BELOW GRADE IN RANGE BOX, FROM WHENCE A RANGE POINT IN THE INTERSECTION OF EAST ALAMEDA AVENUE AND SOUTH FAIRFAX STREET, AS EVIDENCED BY A FOUND MAGNETIC NAIL, BEARS NORTH 89°27'47" EAST, A DISTANCE OF 330.15 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

TENCE SOUTH 25°32'55" EAST A DISTANCE OF 678.76 FEET TO THE POINT OF BEGINNING;

TENCE NORTH 00°17'14" WEST A DISTANCE OF 70.00 FEET;

TENCE NORTH 89°28'56" EAST A DISTANCE OF 20.61 FEET;

TENCE SOUTH 00°17'14" EAST A DISTANCE OF 70.00 FEET;

TENCE SOUTH 89°28'56" WEST A DISTANCE OF 20.61 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1443 SQUARE FEET, 0.033 ACRES OF LAND, MORE OR LESS.