

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000180-001:

LEGAL DESCRIPTION – ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF OCTOBER, 2024, AT RECEPTION NUMBER 2024092949 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOTS 14-20, BLOCK 2, GLENCOE ADDITION TO THE CITY OF DENVER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 14, SAID BLOCK 2;

THENCE N00°12'56"E, A DISTANCE OF 155.05 FEET ON THE EAST LINE OF THAT 16 FOOT ALLEY AS SHOWN ON SAID PLAT, MONUMENTED BY A #5 REBAR & GREEN CAP STAMPED PLS 37601 ON THE SOUTH & NORTH, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO;

THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 13.00 FEET, A LENGTH A 20.45 FEET, A CENTRAL ANGLE OF 90°06'37", AND A CHORD WHICH BEARS N45°16'15"E, A DISTANCE OF 18.40 FEET, TO THE NORTH LINE OF SAID BLOCK;

THENCE S89°40'27"E, A DISTANCE OF 112.36 FEET, ON SAID NORTH LINE TO THE EAST LINE OF SAID BLOCK;

THENCE S00°12'37"W, A DISTANCE OF 5.00 FEET ON SAID EAST LINE OF SAID BLOCK;

THENCE N89°40'27"W, A DISTANCE OF 109.23 FEET, ON A LINE 5.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE;

THENCE S37°49'33"W, A DISTANCE OF 23.19 FEET;

THENCE S00°12'56"W, A DISTANCE OF 144.69 FEET, ON A LINE 2.00 FEET EAST OF AND PARALLEL WITH SAID EAST LINE OF THAT 16 FOOT ALLEY SHOWN ON SAID PLAT, TO THE SOUTH LINE OF LOT 14;

THENCE N89°15'27"W, A DISTANCE OF 2.00 FEET, ON SAID SOUTH LINE, TO THE POINT OF BEGINNING.

CONTAINING 1,047+/- SQUARE FEET (0.024+/- ACRES).