

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000117-001:

LAND DESCRIPTION – ALLEY PARCEL

A PORTION OF A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 19TH DAY OF FEBRUARY, 2025, AT RECEPTION NUMBER 2025014053 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN LOT 22, RE-SUBDIVISION OF LOTS 1,2,3,4,5 & 6 BLOCK 15 HIGHLAND PARK, IN THE SOUTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST TWENTY (20.00) FEET OF SAID LOT 22;

CONTAINING 2,500 SQUARE FEET OR 0.057 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON A 20' RANGE LINE ON WEST 29TH AVENUE BETWEEN BRYANT STREET AND FIRTH COURT., BEING N89°20'54"W USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED AT THE WEST ON BRYANT STREET AND WEST 29TH AVE BY A FOUND AXLE IN RANGE BOX. AND MONUMENTED AT THE EAST AT FIRTH COURT AND WEST 29TH AVE BY A FOUND AXLE IN RANGE BOX.