

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000132-001:

LEGAL DESCRIPTION – ALLEY PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 16TH DAY OF JANUARY, 2024, AT RECEPTION NUMBER 2024003425 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A 2.00 FOOT WIDE PARCEL OF LAND LYING IN LOTS 45 AND 46, BLOCK 11, GRANT SUBDIVISION, IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 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 FOUND 3" BRASS CAP IN CONCRETE IN E. COLORADO AVE., ILLEGIBLE, FROM WHENCE THE RANGE LINE LYING IN SOUTH PEARL STREET BEARS S00°00'06"E TO THE FOUND CHISELED CROSS ON STONE IN DENVER RANGE BOX IN E. JEWELL AVE., A DISTANCE OF 670.13 FEET, SAID RANGE LINE BEING THE BASIS OF BEARINGS FOR THIS SURVEY; THENCE S 00°00'06"E COINCIDENT WITH THE RANGE LINE, A DISTANCE OF 70.01 FEET; THENCE DEPARTING SAID RANGE LINE S 89°24'04" W, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF LOT 46, BLOCK 11, GRANT SUBDIVISION; THENCE CONTINUING S 89°24'04" W COINCIDENT WITH THE NORTH LINE OF SAID LOT 46, A DISTANCE OF 123.64 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 2.00 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 46; THENCE S 00°00'06" E AND PARALLEL WITH THE WEST LINE OF SAID LOT 46, A DISTANCE OF 50.01 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 45, BLOCK 11, GRANT SUBDIVISION; THENCE S 89°24'04" W COINCIDENT WITH SAID SOUTH LINE, A DISTANCE OF 2.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 45 AND A POINT ON THE EAST ALLEY LINE; THENCE N 00°00'06"W COINCIDENT WITH THE WEST LINE OF SAID LOTS 45 AND 46 AND SAID EAST ALLEY LINE, A DISTANCE OF 50.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 46; THENCE N 89°24'04" E COINCIDENT WITH THE NORTH LINE OF SAID LOT 46, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 100 SQ. FT. OR 0.0023 ACRES MORE OR LESS