

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000058-001:

LEGAL DESCRIPTION – ALLEY PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 26TH DAY OF MARCH, 2025, AT RECEPTION NUMBER 2025025907 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING THE NORTHWESTERLY 2.00 FEET OF LOTS 22 THROUGH 32, BLOCK 179, CLEMENT'S ADDITION TO THE CITY OF DENVER, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE REFERENCED TO THE 20' RANGE LINE LOCATED IN 22ND STREET, MONUMENTED ON THE NORTHWEST END (AT CALIFORNIA ST.) BY A FOUND 1-1/4 INCH ALUMINUM CAP IN A RANGE BOX STAMPED "LS XX606" AND ON THE SOUTHEAST END (AT GLENNARM ST.) BY A FOUND 2-1/2 INCH ALUMINUM CAP IN A RANGE BOX STAMPED "PLS 28654", ASSUMED TO BEAR SOUTH 45°26'34" EAST A DISTANCE OF 737.76 FEET.

COMMENCE AT THE SOUTHEAST END OF SAID 20 FOOT RANGE LINE; THENCE NORTH 51°34'35" WEST, A DISTANCE OF 187.18 FEET TO THE NORTHERNMOST CORNER OF SAID LOT 32, BLOCK 179 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 45°26'34" EAST, COINCIDENT WITH THE NORTHEASTERLY LINE OF SAID LOT 32, BLOCK 179, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 44°33'28" WEST, COINCIDENT WITH A LINE WHICH LIES 2.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOTS 22 THROUGH 32, BLOCK 179, A DISTANCE OF 275.65 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 22, BLOCK 179;

THENCE NORTH 45°26'45" WEST, COINCIDENT WITH THE SOUTHWESTERLY LINE OF SAID LOT 22 BLOCK 179, A DISTANCE OF 2.00 FEET TO THE WESTERNMOST CORNER THEREOF;

THENCE NORTH 44°33'28" EAST, COINCIDENT WITH THE NORTHWESTERLY LINE OF SAID LOTS 22 THROUGH 32, A DISTANCE OF 275.65 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 551 SQUARE FEET OR (0.01266 ACRES), MORE OR LESS.