

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000002-001:

DESCRIPTION – ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 12TH DAY OF MAY, 2023, AT RECEPTION NUMBER 2023043615 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 LOTS 15-19 IN BLOCK 20, ARLINGTON HEIGHTS ADDITION TO DENVER SUBDIVISION LYING IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 19, BLOCK 20, WHENCE THE DENVER RANGE POINT AT 7TH AVE AND GRANT ST., BEARS S58°37'10"W, 228.89 FEET;

THENCE, N89°48'30"W ALONG THE SOUTH LINE OF SAID LOT 19, 2.00 FEET TO A POINT 2.00 FEET WEST OF THE EAST LINE OF SAID LOT 19;

THENCE N00°11'17"E PARALLEL WITH THE EAST LINE OF SAID LOTS 15-19, 124.93 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 15.

THENCE S89°47'57"E, ALONG THE NORTH LINE OF SAID LOT 15, 2.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 15

THENCE S00°11'17"W, ALONG THE EAST LINE OF SAID LOTS 15-19, 124.93 TO THE POINT OF BEGINNING.

CONTAINING 250 SQUARE FEET OR 0.006 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON A 20' RANGE LINE ON 7TH AVE BETWEEN GRANT ST. AND LOGAN ST., BEING S89°46'47"E USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED AT THE WEST ON GRANT ST. BY A FOUND RANGE POINT IN RANGE BOX BEING A 1.5 YELLOW PLASTIC CAP PLS 26606. AND MONUMENTED AT THE EAST AT LOGAN ST. BY A FOUND RANGE POINT IN RANGE BOX BEING A 1.5 YELLOW PLASTIC CAP PLS 26606