

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000097-001:

LAND 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 OCTOBER, 2020, AT RECEPTION NUMBER 2020171338 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 8 TO 23, BLOCK 6, FAIRVIEW, SITUATED IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE 20' RANGE LINE IN W. HOLDEN PL. 727.14 FEET EAST OF THE RANGE POINT AT N. DECATUR ST. AND W. HOLDEN PL.;

THENCE SOUTH 25°59'35" WEST A DISTANCE OF 44.74 FEET TO THE NORTHEAST CORNER OF SAID LOT 8;

THENCE SOUTH 00°32'40" EAST, ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 117.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°32'40" EAST, CONTINUING ALONG SAID EAST LINE OF LOT 8, A DISTANCE OF 8.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8;

THENCE SOUTH 89°22'10" WEST, ALONG THE SOUTH LINE OF SAID LOTS 8 TO 23, A DISTANCE OF 400.32 FEET TO THE SOUTHWEST CORNER OF SAID LOT 23;

THENCE NORTH 00°32'23" WEST, ALONG THE WEST LINE OF SAID LOT 23, A DISTANCE OF 2.00 FEET TO A POINT;

THENCE NORTH 89°22'10" EAST, DEPARTING SAID WEST LINE OF LOT 23 AND TWO FEET (2') NORTH OF AND PARALLEL WITH SOUTH LINE OF LOTS 10 TO 23 A DISTANCE OF 347.32 FEET TO A POINT;

THENCE NORTH 00°32'40" WEST, DEPARTING SAID LINE PARALLEL WITH THE SOUTH LINE OF LOT 10, A DISTANCE OF 6.00 FEET TO A POINT;

THENCE NORTH 89°22'10" EAST A DISTANCE OF 53.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 8 AND THE POINT OF BEGINNING.

CONTAINING 1,119 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE TWENTY-FOOT (20') RANGE LINE IN W. HOLDEN PL. AS MONUMENTED AT THE INTERSECTION OF DECATUR BY AN AXLE IN A RANGE BOX AND BY A PK-NAIL IN THE ASPHALT BEARS NORTH 89°22'10" EAST A DISTANCE OF 727.14 FEET.