

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000144-001:

LAND DESCRIPTION - ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF FEBRUARY, 2022, AT RECEPTION NUMBER 2022016374 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:
A PORTION OF LOTS 3 THROUGH 15, INCLUSIVE, BLOCK 15, VIADUCT ADDITION TO DENVER, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3;

THENCE ALONG THE EAST LINE OF SAID LOTS 3 THROUGH 15, INCLUSIVE, ALSO BEING THE WEST LINE OF A 16-FOOT PUBLIC ALLEY, SOUTH $00^{\circ}10'07''$ WEST, A DISTANCE OF 325.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15;

THENCE ALONG THE SOUTH LINE OF SAID LOT 15, NORTH $89^{\circ}49'55''$ WEST, A DISTANCE OF 2.00 FEET;
THENCE ALONG A LINE BEING 2.0 FEET WEST AND PARALLEL WITH AFOREMENTIONED SAID EAST LINE, NORTH $00^{\circ}10'07''$ EAST, A DISTANCE OF 325.00 FEET TO A POINT ON THE NORTH LINE OF AFOREMENTIONED LOT 3;

THENCE SOUTH $89^{\circ}49'55''$ EAST, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 650 SQUARE FEET OR 0.015 ACRE OF LAND.

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE NORTH LINE OF LOT 3, BLOCK 15, VIADUCT ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MONUMENTED AT THE EAST END BY A #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38495" AND AT THE WEST END BEING A LINE EXTENDED 17.5 FEET TO A CHISELED "X". SAID LINE IS ASSUMED TO BEAR NORTH $89^{\circ}49'55''$ WEST.