

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000103-001:

LAND DESCRIPTION - ALLEY PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF MARCH, 2022, AT RECEPTION NUMBER 2022029885 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 13, 20, AND 21, BLOCK 6, FIRST ADDITION TO IRONTON, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY MOST CORNER OF SAID LOT 20, SAID POINT ALSO BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WYNKOOP STREET, AN 80-FOOT WIDE PUBLIC RIGHT-OF-WAY;

THENCE ALONG SAID RIGHT-OF-WAY LINE AND THE SOUTHEASTERLY LINE OF SAID LOT 20, SOUTH 44°34'37" WEST, A DISTANCE OF 20.00 FEET;

THENCE ALONG A LINE 10-FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 20, NORTH 45°26'19" WEST, A DISTANCE OF 125.09 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 20 AND SAME BEING THE SOUTHEASTERLY LINE OF A 20-FOOT PUBLIC ALLEY;

THENCE ALONG SAID LINES, NORTH 44°35'06" EAST, A DISTANCE OF 36.00 FEET;

THENCE DEPARTING SAID LINES, SOUTH 06°46'10" EAST, A DISTANCE OF 25.61 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 20;

THENCE ALONG SAID NORTHEASTERLY LINE, SOUTH 45°26'19" EAST, A DISTANCE OF 105.09 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,662 SQUARE FEET OF 0.061 ACRE OF LAND.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000103-002:

LAND DESCRIPTION - ALLEY PARCEL #2:

BEGINNING AT THE EASTERLY CORNER OF SAID LOT 13;

THENCE ALONG THE SOUTHEASTERLY LINE OF LOT 13, SAME BEING THE NORTHWESTERLY LINE OF A 20-FOOT PUBLIC ALLEY, SOUTH 44°35'06" WEST, A DISTANCE OF 20.00 FEET;

THENCE DEPARTING SAID LINES, ALONG A LINE 5-FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 13, NORTH 45°26'19" WEST, A DISTANCE OF 4.00 FEET;

THENCE ALONG A LINE 4-FEET NORTHERLY AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 13, NORTH 44°35'06" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 13;

THENCE ALONG SAID LINE, SOUTH 45°26'19" EAST, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 80 SQUARE FEET OF 0.001 ACRE OF LAND.

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS BASED ON THE 15.75' RANGE LINE IN 35TH STREET BETWEEN BRIGHTON BOULEVARD AND WYNKOOP STREET AS MONUMENTED AT THE NORTHWEST END BY A 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "LS 29425" AND AT THE SOUTHEAST END BY A YELLOW PLASTIC CAP MARKED "LS 16845". SAID LINE BEARS SOUTH 45°26'37" EAST.