

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000074-001:

LAND DESCRIPTION - ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 6TH DAY OF JULY, 2021, AT RECEPTION NUMBER 2021127442 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 13 THROUGH 17, BLOCK 37, PARK AVENUE ADDITION TO DENVER, AND PART OF THAT ALLEY VACATED BY ORDINANCE NO. 486, SERIES 2014, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, 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:

CONSIDERING THE 18' RANGE LINE OF CORONA STREET TO BEAR SOUTH 00°45'01" EAST, A DISTANCE OF 600.17 FEET BETWEEN A FOUND 2" ALUMINUM CAP STAMPED "PLS 38162" IN CONCRETE WALK AT THE INTERSECTION OF COLFAX AVENUE AND CORONA STREET, AND A FOUND NO. 6 REBAR WITH ILLEGIBLE 2" ALUMINUM CAP IN RANGE BOX AT THE INTERSECTION OF 14TH AVENUE AND CORONA STREET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT AT THE INTERSECTION OF COLFAX AVENUE AND CORONA STREET; THENCE SOUTH 75°18'14" EAST, A DISTANCE OF 311.56 FEET TO THE NORTHEASTERLY CORNER OF LOT 13, BLOCK 37, PARK AVENUE ADDITION TO DENVER; THENCE ALONG THE EASTERLY LINE OF SAID LOT 13, SOUTH 00°41'41" EAST, A DISTANCE OF 116.60 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY LINE OF LOT 13, AND THE EASTERLY LINE OF SAID VACATED ALLEY, SOUTH 00°41'41" EAST, A DISTANCE OF 20.00 FEET TO THE NORTHEASTERLY CORNER OF LOT 35, BLOCK 2, LANDON AND CURRY'S ADDITION TO DENVER; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 35, SOUTH 89°30'23" WEST, A DISTANCE OF 117.16 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 35; THENCE NORTH 00°43'18" WEST, A DISTANCE OF 10.00 FEET, TO A SOUTHERLY CORNER OF THAT PARCEL OF LAND CONVEYED TO THE CITY AND COUNTY OF DENVER AND DESCRIBED AT RECEPTION NO. 2014048615; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND CONVEYED TO THE CITY AND COUNTY OF DENVER, THE FOLLOWING FOUR (4) COURSES:

1. NORTH 90°00'00" EAST, A DISTANCE OF 0.15 FEET;
2. THENCE NORTH 00°43'18" WEST, A DISTANCE OF 1.50 FEET;
3. THENCE NORTH 44°18'31" EAST, A DISTANCE OF 28.19 FEET;
4. THENCE NORTH 89°30'23" EAST, A DISTANCE OF 23.12 FEET;

THENCE SOUTH 65°45'31" EAST, A DISTANCE OF 27.48 FEET; THENCE NORTH 89°30'23" EAST, A DISTANCE OF 49.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2,781 SQ. FT. OR 0.06 ACRES, MORE OR LESS