

PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000005-001:

LAND DESCRIPTION – ALLEY PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 20TH DAY OF MARCH, 2018, AT RECEPTION NUMBER 2018032655 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; AND LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING A PORTION OF LOTS 21 THROUGH 32 INCLUSIVE, BLOCK 7, IRONTON AND THE FIRST ADDITION TO IRONTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER OF SAID LOT 32;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 32, N45°00'58"W, 2.00 FEET;

THENCE ALONG A LINE PARALLEL WITH AND 2.00 FEET DISTANT FROM THE SOUTHEASTERLY LINE OF LOTS 21 THROUGH 32 INCLUSIVE, N44°57'50"E, 300.12 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 21;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 21 S45°01'47"E, 2.00 FEET TO THE EASTERLY CORNER OF SAID LOT 21;

THENCE ALONG THE SOUTHEASTERLY LINE OF LOTS 21 THROUGH 32 INCLUSIVE S44°57'50"W, 300.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 600 SQUARE FEET OR 0.014 ACRES, MORE OR LESS.

BEARINGS USED HEREIN ARE BASED ON A 19.75' RANGE LINE ON 36TH STREET BETWEEN BRIGHTON BLVD. AND WYNKOOP ST., BEING S45°00'58"E USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED AT THE NORTHWEST ON BRIGHTON BLVD. BY A FOUND 2.5" ALUMINUM CAP STAMPED PLS 37929 IN RANGE BOX. AND MONUMENTED ON THE SOUTHEAST AT WYNKOOP ST. BY A FOUND AXLE IN RANGE BOX.