

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000070-001:

LEGAL DESCRIPTION – ALLEY PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 13TH DAY OF AUGUST, 2024, AT RECEPTION NUMBER 2024076040 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, KNOWN AS THE NORTHWESTERLY 2.00 FEET OF LOTS 17-22, BLOCK 9, H. WITTER'S ADDITION TO DENVER COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTHWESTERTLY LINE OF SAID LOTS TO BEAR NORTH 44°34'57" EAST, A DISTANCE OF 150.03 FEET BETWEEN FOUND 1" BRASS TAGS STAMPED "FLATSURV LS 29038 AT THE WESTERLY CORNER OF LOT 17 AND NORTHERLY CORNER OF LOT 22, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE WESTERLY CORNER OF LOT 17; THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 44°34'57" EAST, A DISTANCE OF 150.03 FEET TO THE NORTHERLY CORNER OF LOT 22;
THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 22, SOUTH 45°25'03" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 44°34'57" WEST, A DISTANCE OF 150.03 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 17, ALSO BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 34TH STREET;
THENCE ALONG LAST SAID LINE, NORTH 45°25'03" WEST, A DISTANCE OF 2.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 300 SQUARE FEET, MORE OR LESS.