

**PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000109-001:**

LAND DESCRIPTION – PUBLIC ALLEY

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 22ND DAY OF SEPTEMBER, 2021, AT RECEPTION NUMBER 2021180029 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF LOTS 42 - 35, BLOCK 3, CHAMBERLIN'S COLFAX PLACE LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 42, FROM WHENCE THE FOUND RANGE POINT AT THE INTERSECTION OF 9<sup>TH</sup> AVENUE AND DAHLIA STREET BEARS N61°16'05"E A DISTANCE OF 397.47 FEET ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID LOT 42 ALSO BEING THE WEST RIGHT-OF-WAY OF DEXTER STREET, S00°28'27"E A DISTANCE OF 20.00 FEET, THENCE ALONG A LINE THAT IS 20.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 42, S89°39'43"W A DISTANCE OF 107.04 FEET, THENCE S47°58'01"W A DISTANCE OF 24.05 FEET, THENCE ALONG A LINE THAT IS 2.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 35 - 41, S00°28'39"E A DISTANCE OF 164.01 FEET, THENCE ALONG THE SOUTH LINE OF SAID LOT 35, S89°39'40"W A DISTANCE OF 2.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 35, THENCE ALONG THE WEST LINE OF SAID LOTS 35 - 42 ALSO BEING THE EAST LINE OF THE ALLEY WITHIN SAID BLOCK 3, N00°28'39"W A DISTANCE OF 200.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 43, THENCE ALONG THE NORTH LINE OF SAID LOT 42, N89°39'43"E A DISTANCE OF 127.04 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 0.070 ACRES OR 3,045 SQUARE FEET MORE OR LESS.

ALL LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET.

**BASIS OF BEARINGS:**

BEARINGS ARE BASED ON THE 21' RANGE LINE, IN EAST 9TH AVENUE ASSUMED TO BEAR N89°39'14"E BEING MONUMENTED BY A FOUND REBAR WITH 3-1/4" ALLOY CAP IN RANGE BOX ILLEGIBLE AT THE INTERSECTION OF CHERRY STREET AND EAST 9TH AVENUE AND A FOUND REBAR WITH 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #38141 AT THE INTERSECTION OF DAHLIA STREET AND EAST 9TH AVENUE.