

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000108-001:

LAND DESCRIPTION – Alley Parcel No. 1

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 27TH DAY OF FEBRUARY, 2023, AT RECEPTION NUMBER 2023015664 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING THE EAST 2.00 FEET OF LOTS 1 THROUGH 8, AND THE NORTH 1/2 OF LOT 9 INCLUSIVE, BLOCK 336, CLEMENTS ADDITION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE 20' RANGE LINE IN E. 16TH AVENUE BETWEEN N. PEARL STREET AND WASHINGTON STREET AS MONUMENTED BY THE DENVER RANGE POINT AT THE INTERSECTION OF N. PEARL STREET AND E. 16TH AVENUE, BEING A FOUND 1-1/2" YELLOW PLASTIC CAP IN RANGE BOX, STAMPED "LS 19606" AND BY THE DENVER RANGE POINT AT THE INTERSECTION OF E. 16TH AVENUE AND WASHINGTON STREET, BEING A FOUND METAL ROD IN RANGE BOX, BEARING N 89°48'03" E, A DISTANCE OF 326.05 FEET.

COMMENCING AT SAID DENVER RANGE POINT AT THE INTERSECTION OF N. PEARL STREET AND E. 16TH AVE, THENCE S 69°59'25" E, A DISTANCE OF 173.69 FEET TO A POINT ON THE NORTH LINE OF LOT 1 AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTH LINE, N 89°48'03" E, A DISTANCE OF 2.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE DEPARTING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID LOTS 1 THROUGH 8 AND THE NORTH HALF OF SAID LOT 9, S 00°10'14" E, A DISTANCE OF 212.94 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 9;
THENCE DEPARTING SAID EAST LINE AND ALONG SAID SOUTH LINE, S 89°48'03" W, A DISTANCE OF 2.00 FEET;
THENCE DEPARTING SAID SOUTH LINE, N 00°10'14" W, A DISTANCE OF 212.94 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 426 SQ. FT. OR 0.010 ACRES, MORE OR LESS.