

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000008-001:

LAND DESCRIPTION – ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF NOVEMBER, 2023, AT RECEPTION NUMBER 2023105931 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 29 THROUGH 34, INCLUSIVE, BLOCK 39, H.C. BROWN'S SECOND ADDITION TO DENVER, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 29,
THENCE ALONG THE SOUTH LINE OF SAID LOT, NORTH 89°46'54" WEST, A DISTANCE OF 123.00 FEET **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 89°46'54" WEST, A DISTANCE OF 4.63 FEET TO THE SOUTHEAST CORNER OF WARRANTY DEED RECORDED IN BOOK 4368 AT PAGE 51;

THENCE ALONG THE EAST LINE OF SAID DEED, NORTH 00°05'52" EAST, A DISTANCE OF 47.40 FEET;

THENCE CONTINUING ALONG SAID DEED, NORTH 45°29'11" EAST, A DISTANCE OF 3.69 FEET TO THE SOUTHEAST CORNER OF WARRANTY DEED RECORDED IN BOOK 4378 AT PAGE 172;

THENCE ALONG THE EAST LINE OF SAID DEED, NORTH 00°05'52" EAST, A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTH LINE OF AFOREMENTIONED LOT 34;

THENCE ALONG SAID NORTH LINE, SOUTH 89°46'54" EAST, A DISTANCE OF 2.00 FEET TO A POINT ON A LINE BEING 10.00 FEET EASTERLY AND PARALLEL WITH THE WEST LINE OF SAID LOTS 29 THROUGH 34;

THENCE ALONG SAID LINE, SOUTH 00°05'52" WEST, A DISTANCE OF 150.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 428 SQUARE FEET OR 0.010 ACRE OF LAND.

BEARINGS ARE BASED ON A PART OF THE SOUTH LINE OF LOT 29, BLOCK 39, H.C. BROWN'S SECOND ADDITION TO DENVER, HAVING A BEARING OF NORTH 89°46'54" WEST. SAID LINE IS MONUMENTED AT THE EAST END BY A NAIL AND 1-1/2" ALUMINUM TAG STAMPED "AEGIS LS 9655", BEING A 20.75' OFFSET AND ON THE WEST END BY A NAIL AND 1-1/2" ALUMINUM TAG STAMPED "AEGIS LS 9655" AT A 1.40' OFFSET.