

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000141-001:

LEGAL DESCRIPTION – ALLEY PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF APRIL, 2024, AT RECEPTION NUMBER 2024029808 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING PART OF LOTS 25 AND 26, BLOCK 1, PIERSON'S ADDITION, LOCATED IN THE SE 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 26; THENCE SOUTH ALONG THE WEST LINE OF SAID LOTS 26 AND 25, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 25, A DISTANCE OF 1.00 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID LOTS, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 26; THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINS 50 SQUARE FEET MORE OR LESS.