

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000039-001:

LEGAL DESCRIPTION – ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 19TH DAY OF APRIL, 2024, AT RECEPTION NUMBER 2024035121 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 17 THROUGH 20, BLOCK 179, CLEMENT'S ADDITION TO THE CITY OF DENVER, LOCATED IN THE NORTHEAST QUARTER (NE 1/4) 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:

BASIS OF BEARINGS: BEARINGS ARE BASED ON A 19.00 FOOT RANGE LINE LOCATED IN GLENARM PLACE BETWEEN 21ST STREET AND 22ND STREET, BEING MONUMENTED AT THE INTERSECTION OF GLENARM PLACE AND 22ND STREET BY A 2.5" ALUMINUM CAP, AND AT THE INTERSECTION OF GLENARM PLACE AND 21ST STREET BY A RE-ESTABLISHED RANGE POINT LOCATED IN 2020 BUT SINCE HAS BEEN DEMOLISHED BEING A 2.5" ALUMINUM CAP (SEE RANGE TIE SHEET). SAID LINE BEARS SOUTH 40°14'40" WEST A DISTANCE OF 480.90 FEET WITH ALL BEARINGS HEREON BEING RELATIVE THERETO.

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 17, BLOCK 179, CLEMENT'S ADDITION TO THE CITY OF DENVER;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOTS 17, 18, 19 AND A PORTION OF LOT 20, BLOCK 179, NORTH 40°14'59" EAST A DISTANCE OF 77.27 FEET TO A POINT ON SAID NORTHWESTERLY LINE LOT 20, BLOCK 179;

THENCE DEPARTING SAID NORTHWESTERLY LINE OF SAID LOT 20, BLOCK 179, SOUTH 49°45'20" EAST, A DISTANCE OF 2.00 FEET;

THENCE PARALLEL WITH AND 2.00 FEET SOUTHEASTERLY OF SAID NORTHWESTERLY LINE OF LOTS 17, 18, 19 AND A PORTION OF LOT 20, BLOCK 179, SOUTH 40°14'59" WEST A DISTANCE OF 77.27 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 17, BLOCK 179;

THENCE ALONG SAID SOUTHWESTERLY LINE OF LOT 17, BLOCK 179, NORTH 49°44'08" WEST A DISTANCE OF 2.00 FEET TO SAID SOUTHWESTERLY CORNER OF LOT 17, BLOCK 179 AND THE POINT OF BEGINNING.

CONTAINING AN AREA OF ±155 SQUARE FEET, OR ±0.0035 ACRES, MORE OR LESS.