

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000083-001:

LEGAL DESCRIPTION – ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 27TH DAY OF JUNE, 2024, AT RECEPTION NUMBER 2024059233 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF THE PARCEL OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED JUNE 22, 2017 AT RECEPTION NO. 2017081679 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 2.00 FEET OF LOTS 33 THROUGH 36, INCLUSIVE, BLOCK 20, ARLINGTON HEIGHTS ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

AND

THE WEST 2.00 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

THAT PART OF BLOCK 20, ARLINGTON HEIGHTS ADDITION TO DENVER, BEING THE SOUTH 75 FEET OF THE NORTH 250 FEET OF THE EAST 125 FEET OF SAID BLOCK, FORMING A RECTANGULAR TRACT 75 FEET ON ITS EAST AND WEST LINES AND 125 FEET ON ITS NORTH AND SOUTH LINES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 80 FEET DUE WEST FROM THE NORTHWEST CORNER OF BLOCK 19 OF ARLINGTON HEIGHTS ADDITION TO DENVER, BEING THE INTERSECTION OF THE SOUTH LINE OF 8TH AVENUE AND THE WEST LINE OF LOGAN STREET; THENCE SOUTH ALONG THE WEST LINE OF LOGAN STREET 175 FEET TO THE POINT OF BEGINNING; THENCE SOUTH, ALONG SAID WEST LINE OF LOGAN STREET, 75 FEET, MORE OR LESS; THENCE WEST, ALONG THE NORTH LINE OF LOT 36 OF SAID BLOCK 20, 125 FEET; THENCE NORTH ALONG THE EAST LINE OF THE ALLEY DESCRIBED IN CITY AND COUNTY OF DENVER ORDINANCE NO. 10 OF SERIES OF 1900, 75 FEET MORE OR LESS; THENCE EAST, ALONG A LINE 175 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 20, 125 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINS 350 SQUARE FEET OR 0.008 ACRES, MORE OR LESS.