PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000063-001:

LAND DESCRIPTION – ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 3RD DAY OF SEPTEMBER, 2020, AT RECEPTION NUMBER 2020142521 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THE NORTH 75 FEET OF LOT 1, BLOCK 9, H. WITTER'S NORTH DENVER ADDITION SUBDIVISION, AND LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RANGE POINT AT THE INTERSECTION OF TEJON STREET AND WEST 33RD AVENUE, BEING A FOUND CHISELED "X" ON STONE IN RANGE BOX, THENCE N08°50'02"W A DISTANCE OF 133.49 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1 ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF TEJON STREET, THENCE N00°00'00"E A DISTANCE OF 75.05 FEET TO THE NORTHEAST CORNER OF LOT 1; THENCE N89°55'24"W A DISTANCE OF 125.65 FEET TO A POINT ON THE NORTH LINE OF LOT 1, ALSO BEING THE POINT OF BEGINNING;

THENCE S00°00'00"E A DISTANCE OF 2.20 FEET;

THENCE N89°55'24"W A DISTANCE OF 64.11 FEET TO A POINT ON THE WEST LINE OF LOT 1;

THENCE N00°00'00"W A DISTANCE OF 2.20 FEET TO THE NORTHWEST CORNER OF LOT 1;

THENCE S89°55'24"E A DISTANCE OF 64.11 FEET, BACK TO THE POINT OF BEGINNING.

CONTAINING 141.04 ± SQUARE FEET (0.003 ± ACRES); MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON A FOUND #5 REBAR WITH AN ILLEGIBLE RED PLASTIC CAP IN A RANGE BOX LOCATED AT THE INTERSECTION OF VALLEJO STREET AND WEST 33RD AVENUE AND A FOUND CHISELED "X" ON A STONE IN A RANGE BOX LOCATED AT THE INTERSECTION OF TEJON STREET AND WEST 33RD AVENUE; ASSUMED TO BEAR N89°55'11"W.