

**PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000021-001:**

LAND DESCRIPTION – ALLEY PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 17TH DAY OF JUNE, 2020, AT RECEPTION NUMBER 2020082305 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 11 THROUGH 12, BLOCK 2, PERSON'S ADDITION TO DENVER SUBDIVISION, AND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, 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 THE NORTHWEST CORNER OF SAID LOT 11, THENCE ALONG THE NORTHERLY LINE OF LOT 11 N89°48'30"E A DISTANCE OF 124.00 FEET TO THE POINT OF BEGINNING;

THENCE N89°48'30"E, ALONG SAID NORTH LINE OF LOT 11, A DISTANCE OF 1.00 FEET TO THE NORTHEAST CORNER OF LOT 11;

THENCE S00°18'49"E, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 12;

THENCE S89°48'30"W, ALONG SAID SOUTH LINE OF LOT 12, A DISTANCE OF 1.00 FEET;

THENCE N00°18'49"W, A DISTANCE OF 50.00 FEET MORE OR LESS, BACK TO THE POINT OF BEGINNING.

CONTAINING 50.02± SQUARE FEET (0.001± ACRES); MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LOT LINE OF LOTS 11 AND 12 MONUMENTED BY A FOUND #5 REBAR, ORANGE PLASTIC CAP, "L.S. 37969" AT THE NORTHWEST CORNER OF SAID LOT 11 AND A FOUND #5 REBAR, ORANGE PLASTIC CAP, "L.S. 37969" AT THE SOUTHWEST CORNER OF SAID LOT 12; ASSUMED TO BEAR N00°18'49"W.