

**PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000036-001:**

**LAND DESCRIPTION – ALLEY PARCEL:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 24TH DAY OF JUNE, 2020, AT RECEPTION NUMBER 2020087160 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; AND BEING ALL OF LOTS 17 THROUGH 27 INCLUSIVE, BLOCK 176, EAST DENVER, AND THAT PART OF SIDELOT SOMETIMES REFERRED TO AS OUTLOT 7, H.C. BROWNS ADDITION TO DENVER LYING SOUTHWEST OF THAT PORTION THEREOF CONVEYED TO THE CITY OF DENVER FOR AN ALLEY BY DEED RECORDED IN BOOK 129 AT PAGE 614, CITY AND COUNTY OF DENVER, STATE OF COLORADO; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY CORNER OF SAID LOT 17, BEING A FOUND NAIL AND TAG PLS 38162 AS A 2.00' WHITNESS CORNER;

THENCE ALONG THE NORTHERLY LINE OF SAID LOTS 17-27, BLOCK 176, EAST DENVER, N44°59'15"E, 275.16 FEET;

THENCE ALONG THE SOUTHERLY LINE OF THE PARCEL CONVEYED TO THE CITY OF DENVER FOR AN ALLEY BY DEED RECORDED IN BOOK 129 AT PAGE 614, S89°56'26"E, 19.94 FEET;

THENCE ALONG THE EASTERLY LINE OF SAID OUTLOT 7, S00°03'34"W, 2.00 FEET;

THENCE ALONG A LINE PARALLEL WITH AND 2.00 FEET DISTANT FROM THE SOUTHERLY LINE OF THE PARCEL CONVEYED TO THE CITY OF DENVER FOR AN ALLEY BY DEED RECORDED IN BOOK 129 AT PAGE 614, N89°56'26"W, 19.11 FEET;

THENCE ALONG A LINE PARALLEL WITH AND 2.00 FEET DISTANT FROM THE NORTHERLY LINE OF SAID LOTS 17-27, BLOCK 176, EAST DENVER, S44°59'15"W, 274.33 FEET;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 17, BLOCK 176, EAST DENVER, N45°02'53"W, 2.00 FEET, TO THE POINT OF BEGINNING;

CONTAINING 589 SQUARE FEET OR 0.013 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON A 20' RANGE LINE ALONG BROADWAY BETWEEN 19TH ST AND 18TH ST., BEING S00°03'39"W USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED AT THE NORTH ON 19TH ST. BY A FOUND OF THE 2.002" ALUMINUM CAP PLS 37889 IN CONCRETE". AND MONUMENTED AT THE SOUTH AT 18TH ST BY A FOUND 2" ALUMINUM CAP PLS 36062 IN CONCRETE.