

PW Legal Description No. 2016-Dedication-0000078-001

TWO (2) PARCELS OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 29ND DAY OF JUNE, 2016, AT RECEPTION NUMBER 2016084990 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

2 PARCELS OF LAND BEING A PORTION OF PLOT 5, BLOCK 72, HARMANS SUBDIVISION, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, PER PLAT RECORDED IN BOOK 1, PAGE 98 OF PLATS, RECORDS OF ARAPAHOE COUNTY COLORADO, TOGETHER WITH A PORTION OF THE ALLEY VACATED BY ORDINANCE NO. 244, SERIES OF 2011, RECORDED MAY 6, 2011 AT RECEPTION NO. 2011050220, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID CITY AND COUNTY OF DENVER, LYING WITHIN THE NORTH HALF OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCING AT THE NORTHEASTERLY CORNER OF PLOT 4, BLOCK 72, SAID HARMANS SUBDIVISION;

THENCE ALONG THE EASTERLY LINE OF SAID BLOCK 72 AND THE WESTERLY RIGHT-OF-WAY OF STEELE STREET, SOUTH 00°01'33" WEST, 149.85 FEET TO THE NORTHEASTERLY CORNER OF THE SOUTH 1/2 OF SAID PLOT 5, AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EASTERLY LINE AND SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°01'33" WEST, 16.00 FEET;

THENCE DEPARTING SAID EASTERLY LINE AND SAID WESTERLY RIGHT-OF-WAY, NORTH 89°57'48" WEST, 125.06 FEET TO THE WESTERLY LINE OF SAID PLOT 5 AND THE EASTERLY RIGHT-OF-WAY OF THE 15.00 FOOT WIDE ALLEY AS SHOWN ON SAID HARMANS SUBDIVISION, AND A POINT HEREINAFTER REFERRED TO AS POINT "A";

THENCE ALONG SAID WESTERLY LINE AND SAID EASTERLY RIGHT-OF-WAY, NORTH 00°01'53" EAST, 16.00 FEET;

THENCE DEPARTING SAID WESTERLY LINE AND SAID EASTERLY RIGHT-OF-WAY AND ALONG THE NORTHERLY LINE OF SAID SOUTH 1/2 OF PLOT 5, SOUTH 89°57'48" EAST, 125.06 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 2,001 SQUARE FEET OR 0.046 ACRES.

PARCEL 2

COMMENCING AT THE HEREINABOVE DESCRIBED POINT "A";

THENCE NORTH 89°57'48" WEST, 13.43 FEET TO THE EASTERLY LINE OF THE ALLEY VACATED BY SAID ORDINANCE NO. 244, SERIES OF 2011 AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EASTERLY LINE AND CONTINUING NORTH 89°57'48" WEST, 1.57 FEET TO THE EASTERLY LINE OF PLOT 2, BLOCK 72, SAID HARMANS SUBDIVISION AND THE WESTERLY RIGHT-OF-WAY OF SAID 15.00 FOOT WIDE ALLEY AS SHOWN ON HARMANS SUBDIVISION;

THENCE ALONG SAID EASTERLY LINE AND SAID WESTERLY RIGHT-OF-WAY, NORTH 00°01'53" EAST, 8.93 FEET TO THE MOST NORTHERLY CORNER OF THE PARCEL DESCRIBED IN SAID ORDINANCE NO. 244, SERIES OF 2011;

THENCE ALONG THE EASTERLY LINE OF SAID VACATED ALLEY, SOUTH 09°58'06" EAST, 9.07 FEET TO **POINT OF BEGINNING**.

PARCEL CONTAINS 7 SQUARE FEET OR 0.0002 ACRES.