

**PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000128-001:**

**LAND DESCRIPTION – ALLEY PARCEL:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF NOVEMBER, 2020, AT RECEPTION NUMBER 2020186510 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOT 3 AND THE NORTH 9.38 FEET OF LOT 4, BLOCK 15, COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION, AND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 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 NORTHEAST CORNER OF SAID LOT 3, ALSO BEING THE **POINT OF BEGINNING**;

THENCE S00°03'48"E A DISTANCE OF 34.42 FEET TO A POINT ON THE EAST LINE OF SAID LOT 4;

THENCE S89°58'51"W A DISTANCE OF 2.00 FEET TO A POINT;

THENCE N00°03'48"W A DISTANCE OF 34.42 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3;

THENCE N89°58'53"E A DISTANCE OF 2.00 FEET, BACK TO THE **POINT OF BEGINNING**.

CONTAINING 68.83 ± SQUARE FEET (0.0016 ± ACRES); MORE OR LESS.

**BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE 20 FOOT RANGE LINE IN N. KNOX CT. BETWEEN A FOUND NO. 8 REBAR IN RANGE BOX AT THE INTERSECTION OF W. 14TH AVE. AND N. KNOX CT. AND A FOUND NO. 4 REBAR IN PAN AT INTERSECTION OF W. 13TH AVE. AND N. KNOX CT.; ASSUMED TO BEAR N00° 05' 22"W.