

**PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000231-001:**

**LAND DESCRIPTION – ALLEY PARCEL**

A parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 14th day of February, 2020, at Reception Number 2020022278 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, therein as:

A parcel of land located in the Northeast 1/4 of Section 32, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado being more particularly described as follows:

Commencing at a Found Chiseled X in Range Box in the intersection of West 25th Ave. and Eliot Street;

Thence N41°44'44"W, a distance of 188.26 feet to a point on the East line of Lot 20, also being the Point of Beginning;

Thence S89°45'16"W, a distance of 24.86 feet;

Thence N00°16'50"W, a distance of 4.00 feet;

thence N89°45'16"E, a distance of 24.86 feet;

thence S00°20'49"E, a distance of 4.00 feet more or less to the Point of Beginning.

Containing 99.44 square feet (0.0023 ± acres) more or less.

Basis of Bearings: Bearings are based on the north range line of C.H. Walker's Subdivision of Block 32, monumented by a found chiseled X in a range box located at the intersection of Federal Blvd and West 26th Avenue a found chiseled X in range box located at the intersection of Eliot St and W 26th Ave. Assumed to bear N89°47'18"E.