

PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000053-001:**LAND DESCRIPTION – ALLEY PARCEL**

A parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 20th day of August, 2018, at Reception Number 2018075694 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, therein as:

A 2-Foot strip of land in the Southeast One-Quarter of Section 27, Township 3 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, State of Colorado, also being the Southeasterly 2.00 Feet of Lots 5 through 10, inclusive, Block 60 of Curtis and Clarke's Addition to the City of Denver, recorded under Engineering Book 6 at Page 62 originally filed in Arapahoe County, State of Colorado, more particularly described as follows:

BASIS OF BEARINGS: Bearings are based upon the 20-Foot Range Line in Larimer Street (80-Foot Public Right-of-Way), said to bear North 44°31'50" East, a distance of 481.12 Feet (480.88 Feet per Plat), from the Range Point at the intersection of said Larimer Street and 24th Street (80-Foot Public Right-of-Way) as monumented by a 2-Inch Aluminum Cap, 0.35' Down in a Range Box with a lid marked "DENVER RANGE POINT", stamped "RANGE POINT PLS 36062" to the Range Point at the intersection of said Larimer Street and 25th Street being monumented by a 3.25-Inch Aluminum Cap, 0.4' Down in a Range Box with a lid marked "DENVER RANGE POINT", stamped "MOLLENHAUER RANGE POINT, PLS 37890";

COMMENCING (P.O.C.) at said Range Point at the intersection of Larimer Street and 25th Street; Thence South 18°01'47" West, a distance of 134.47 Feet to the Northerly Corner of said Lot 5; Thence South 45°24'52" East along the Northeasterly Line of said Lot 5, a distance of 123.55 Feet to a line parallel with and 2.00 Feet Northwesterly of the Southeasterly Line of said Lots 5 through 10, inclusive, also being the **POINT OF BEGINNING (P.O.B.)**;

Thence South 45°24'52" East along said Northeasterly Line of Lot 5, a distance of 2.00 Feet to the Easterly Corner of said Lot 5;

Thence South 44°31'34" West, along said Southeasterly Line of Lots 5 through 10, inclusive, also being the Northwesterly Line of the Alley in said Block 60 (16-Foot Public Right-of-Way), a distance of 150.41 Feet to the Southerly Corner of said Lot 10;

Thence North 45°25'01" West along the Southwesterly Line of said Lot 10, a distance of 2.00 Feet to said parallel line;

Thence North 44°31'34" East along said parallel line, a distance of 150.41 Feet to the **POINT OF BEGINNING (P.O.B.)**;

The above described strip description contains 301 Square Feet (0.007 Acres) more or less.