

**PARCEL DESCRIPTION ROW NO. 2019-DEDICATION-0000110-001:**

**LAND DESCRIPTION – ALLEY PARCEL:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 22ND DAY OF JANUARY, 2020, AT RECEPTION NUMBER 2020008749 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THE SOUTHEASTERLY 2.00 FEET OF LOTS 7 THROUGH 16, INCLUSIVE, BLOCK 8, H. WITTER'S ADDITION TO DENVER COLORADO, LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTH CORNER OF SAID LOT 16;  
THENCE ALONG THE SOUTHWESTERLY LINE THEREOF, NORTH 45°01'50" WEST, A DISTANCE OF 2.00 FEET;  
THENCE NORTH 44°58'13" EAST, A DISTANCE OF 250.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 7;  
THENCE ALONG SAID NORTHEASTERLY LINE, SOUTH 45°01'52" EAST, A DISTANCE OF 2.00 FEET TO THE EAST CORNER OF SAID LOT 7, SAME BEING A POINT ON THE NORTHWESTERLY LINE OF THE EXISTING 16.00-FOOT WIDE PUBLIC ALLEY AS SHOWN AND DEDICATED PER SAID PLAT;  
THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 44°58'13" WEST, A DISTANCE OF 250.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 500 SQUARE FEET OR 0.011 ACRE OF LAND, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 20.0' RANGE LINE IN WALNUT STREET, BETWEEN 34TH AND 35TH STREETS, AS MONUMENTED AT THE SOUTH END BY AN ALUMINUM CAP IN ASPHALT AND IS MONUMENTED AT THE NORTH END BY AN ALUMINUM CAP IN ASPHALT.  
SAID LINE BEARS NORTH 44°58'11" EAST.