

**PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000181-001:**

**LAND DESCRIPTION – ALLEY PARCEL**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 17TH DAY OF JULY, 2023, AT RECEPTION NUMBER 2023066901 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 3 AND 4, BLOCK 58, HARMAN'S SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE SOUTH 89°56'31" EAST, A DISTANCE OF 122.47 FEET TO THE **POINT OF BEGINNING**;

THENCE ALONG A LINE BEING PARALLEL WITH AND 2.50 FEET WESTERLY OF THE EASTERLY LINE OF SAID LOTS 3 AND 4, NORTH 00°01'13" EAST, A DISTANCE OF 150.15 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 4;

THENCE SOUTH 89°57'31" EAST, A DISTANCE OF 2.50 FEET TO SAID EASTERLY LINE;

THENCE ALONG SAID EASTERLY LINE, SOUTH 00°01'13" WEST, A DISTANCE OF 150.15 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE NORTH 89°56'13" WEST, A DISTANCE OF 2.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 375 SQUARE FEET OR 0.009 ACRE.

THE BEARINGS FOR THIS LEGAL DESCRIPTION ARE BASED ON THE SOUTH LINE OF LOT 3, BLOCK 58, HARMAN'S SUBDIVISION, AS MONUMENTED AT BOTH ENDS BY A FOUND NAIL AND 1" BRASS TAG STAMPED "PLS 38495". SAID LINE IS ASSUMED TO BEAR SOUTH 89°56'31" EAST.