

**PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000142-001:**

**LAND DESCRIPTION – ALLEY PARCEL**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF JULY, 2023, AT RECEPTION NUMBER 2023067176 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING THE EAST 2.00 FEET OF LOTS 5 & 6, BLOCK 8, BREENLOW SUBDIVISION OF SOUTH DENVER, AND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 4 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 RANGE POINT IN THE INTERSECTION OF SOUTH BROADWAY AND ILIFF AVENUE, BEING A FOUND 2.5" ALUMINUM CAP, FLUSH IN CONCRETE, STAMPED "PLS 38035", FROM WHENCE A RANGE POINT IN THE INTERSECTION OF SOUTH BROADWAY AND WESLEY AVENUE, BEING A FOUND 2.5" ALUMINUM CAP, FLUSH IN CONCRETE, STAMPED "PLS 29761", BEARS SOUTH 00°15'57" EAST, A DISTANCE OF 659.97 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO:

THENCE SOUTH 79°41'28" WEST, A DISTANCE OF 193.97 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK 8;  
THENCE SOUTH 00°15'41" EAST ALONG THE WEST LINE OF THE EXISTING 16 FOOT WIDE PUBLIC ALLEY, A DISTANCE OF 99.97 FEET TO THE NORTHEAST CORNER OF SAID LOT 5 AND THE POINT OF BEGINNING;

THENCE SOUTH 00°15'41" EAST ALONG THE WEST LINE OF SAID PUBLIC ALLEY, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6;  
THENCE SOUTH 89°31'05" WEST ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 2.00 FEET;  
THENCE NORTH 00°15'41" WEST, A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF SAID LOT 5;  
THENCE NORTH 89°31'05" EAST ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 2.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5 AND THE POINT OF BEGINNING;

CONTAINING 100 SQUARE FEET, 0.002 ACRES OF LAND, MORE OR LESS.