

PW Legal Description No. 2013-Dedication-0013105-001

Two parcels of land being a portion of that deed conveyed by Special Warranty Deed to the City & County of Denver, recorded on the 31st May 2013, by Reception Number 2013078342 in the City and County of Denver, Clerk & Recorder's Office, State of Colorado, being more particularly described as follows:

Parcel 1 West side of Alley

A portion of Block 7, Sherman Subdivision, recorded in Plat BK 3, PG. 4 with the Arapahoe County Clerk & Recorder; as it exists in the NE1/4 of Section 22, Township 4 South, Range 68 West of the 6th P.M., City and County of Denver, State of Colorado, further described as:

For purposes of this description, bearings are based on the north line of said Block 7 as monumented on both ends by a rebar with a yellow plastic cap, LS24968 and assumed to bear North 89°54'07" East;

Commencing at the northwest corner of said Block 7, thence South 00°05'31" East , along the west line of said Block 7, a distance of 276.56 feet to the True Point of Beginning; thence North 89°54'07" East, a distance of 125.13 feet to the east line of Lot 12 also being the westerly alley line of said Block 7: thence South 00°06'05" East along said westerly alley line, a distance of 173.50 feet to the southeast corner of Lot 18; thence South 89°54'07" West along said southerly lot line, a distance of 2.00 feet; thence North 00°06'05" West, a distance of 137.50 feet; thence North 45°05'59" West, a distance of 28.29 feet; thence South 89°54'07" West, a distance of 103.13 feet to the west line of said Block 7; Thence North 00°05'31" West along said westerly line, a distance of 16.00 feet to the True Point of Beginning. Containing 2,517 SF, (0.057 acres) more or less

PW Legal Description No. 2013-Dedication-0013105-002

Parcel 2 East Side of Alley

A portion of Block 7, Sherman Subdivision, recorded in Plat BK 3, PG 4. with the Arapahoe County Clerk & Recorder; as it exists in the NE1/4 of Section 22, Township 4 South, Range 68 West of the 6th P.M., City and County of Denver, State of Colorado, further described as:

For purposes of this description, bearings are based on the north line of said Block 7 as monumented on both ends by a rebar with a yellow plastic cap, LS24968 and assumed to bear North 89°54'07" East;

Commencing at the northwest corner of said Block 7, thence South 00°05'31" East , along the west line of said Block 7, a distance of 276.56 feet; thence North 89°54'07" East, a distance of 139.13 feet to the west line of Lot 37 also being the easterly alley line of said Block 7 and the True Point of Beginning; thence North 89°54'07" East, a distance of 2.00 feet: thence South 00°06'05" East, a distance of 106.82 feet to the south line of the North 8 feet 4 inches of Lot 33; thence South 89°54'07" West, along said southerly line a distance of 2.00 feet to said the easterly alley line; thence North 00°06'05" West along said easterly alley line, a distance of 106.82 feet to the True Point of Beginning. Containing 214 SF, (0.005 acres) more or less