

PW LEGAL DESCRIPTION 2019-Dedication-0000021-001

Parcel 1 – West of side Alley

A parcel 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:

A portion of Block 5, 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 5 as monumented on both ends by a rebar with a yellow plastic cap (or nail & tag), LS24968 and assumed to bear North 89°54'07" East;

Commencing at the northwest corner of said Block 5, thence North 89°54'07" East , a distance of 125.09 feet to the northeast corner of Lot 1 also being the westerly alley line of said Block 5; thence South 00°05'59" East along said westerly alley line, a distance of 60.71 feet to the True Point of Beginning; thence continuing South 00°05'59" East along said westerly alley line, a distance of 189.32 feet to the southeast corner of Lot 10; thence South 89°54'07" West along the south line of said Lot 10, a distance of 2.00 feet; thence North 00°05'59" West, a distance of 189.32 feet; thence North 89°54'07" East, a distance of 2.00 feet to the Point of Beginning. Containing 379 SF, (0.009 acres) more or less

PW LEGAL DESCRIPTION 2019-Dedication-0000021-002

Parcel 2 – East side of Alley

A parcel of land conveyed by Special Warranty Deed to the City & County of Denver, recorded on the 24th September 2013, by Reception Number 2013140502 in the City and County of Denver, Clerk & Recorder's Office, State of Colorado, being more particularly described as follows:

A portion of Block 5, 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 5 as monumented on both ends by a rebar with a yellow plastic cap (or nail & tag), LS24968 and assumed to bear North 89°54'07" East;

Commencing at the northwest corner of said Block 5, thence North 89°54'07" East , a distance of 137.09 feet to the northwest corner of Lot 48 also being the easterly alley line of said Block 5; thence South 00°05'59" East along said easterly alley line, a distance of 60.71 feet to the True Point of Beginning; thence North 89°54'07" East, a distance of 2.00 feet; thence South 00°05'59" East, a distance of 164.32 feet to the south line of Lot 40; thence South 89°54'07" West along the south line of said Lot 40, a distance of 2.00 feet; thence North 00°05'59" West, along said easterly alley line a distance of 164.32 feet to the Point of Beginning. Containing 379 SF, (0.009 acres) more or less

