

**PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-000038-001:**

LAND DESCRIPTION - ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF FEBRUARY, 2021, AT RECEPTION NUMBER 2021020395 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOT 18 AND THE SOUTH 17 FEET OF LOT 19, BLOCK 7, RATHBONE HEIGHTS RESUBDIVISION OF CRANE'S ADDITION SUBDIVISION, AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID LOT 18 ALSO BEING THE **POINT OF BEGINNING**;

THENCE N00°17'57"W A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST LINE OF LOT 19;

THENCE N89°33'59"E A DISTANCE OF 1.33 FEET;

THENCE S00°17'57"E A DISTANCE OF 50.00 FEET;

THENCE S89°33'59"W A DISTANCE OF 1.33 FEET BACK TO THE **POINT OF BEGINNING**.

CONTAINING 66.50 ± SQUARE FEET (0.002 ± ACRES); MORE OR LESS.

**BASIS OF BEARINGS:**

BEARINGS ARE BASED ON A 20' RANGE LINE IN ELIOT ST. MONUMENTED BY A FOUND NO. 6 REBAR WITH 2.5" ALUMINUM CAP IN RANGE BOX 'L.S. 37601' AT THE INTERSECTION OF W. 23RD AVE. AND ELIOT ST. AND A FOUND 1.5" ALUMINUM CAP IN RANGE BOX 'L.S. 37969' AT THE INTERSECTION OF W. 22ND AVE. AND ELIOT ST. ASSUMED TO BEAR N00°17'57"W.