

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000088-001:

LAND DESCRIPTION - ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 24TH DAY OF JUNE, 2021, AT RECEPTION NUMBER 2021120864 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LAND TWO FEET (2) IN WIDTH BEING A PART OF LOTS 17-20, BLOCK 122, SUBDIVISION OF BLOCKS A, B, C, D, E, F, G, H J, K, L, AND 105 AS MARKED ON PLAT OF P.T. BARNUM'S SUBDIVISION AND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 20, BLOCK 122, SUBDIVISION OF BLOCKS A, B, C, D, E, F, G, H J, K, L, AND 105 AS MARKED ON PLAT OF P.T. BARNUM'S SUBDIVISION, ALSO BEING THE **POINT OF BEGINNING**;

THENCE S89°43'10"W A DISTANCE OF 2.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 20;
THENCE N00°22'50"W A DISTANCE OF 109.17 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 17;
THENCE N89°56'26"E ALONG THE SAID NORTH LINE OF SAID LOT 17 A DISTANCE OF 2.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 17;
THENCE S00°22'50"E ALONG THE EAST LINE OF SAID LOTS 17-20 A DISTANCE OF 109.16 FEET BACK TO THE **POINT OF BEGINNING**.

CONTAINING 218.34 ± SQUARE FEET (0.005 ± ACRES); MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 20 BETWEEN A FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED 'LS. 37969' AT THE SOUTHWEST CORNER OF SAID LOT 20 AND A FOUND NAIL AND TAG STAMPED 'LS. 37969' AT THE SOUTHEAST CORNER OF SAID LOT 20. ASSUMED TO BEAR N89°43'10"E.