

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000267-001:

LEGAL 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 MAY, 2024, AT RECEPTION NUMBER 2024047255 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PART OF LOTS 6 THROUGH 9, BLOCK 59, HARMAN'S SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6,
THENCE ON THE NORTH LINE OF SAID LOT 6, SOUTH 89°55'54" EAST, A DISTANCE OF 2.50 FEET;
THENCE ON A LINE BEING 2.50 FEET EASTERLY AND PARALLEL WITH THE WEST LINE OF SAID LOTS 6 THROUGH 9, SOUTH 00°02'09" WEST, A DISTANCE OF 375.12 FEET TO THE SOUTH LINE OF THE NORTH 75 FEET OF SAID LOT 9;
THENCE ON SAID SOUTH LINE, NORTH 89°53'09" WEST, A DISTANCE OF 2.50 FEET TO THE SAID WEST LINE;
THENCE ON SAID WEST LINE, NORTH 00°02'09" EAST, A DISTANCE OF 375.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 938 SQUARE FEET.

BEARINGS ARE BASED ON A PORTION OF THE NORTH LINE OF LOT 6, BLOCK 59, HARMAN'S SUBDIVISION, MONUMENTED AT BOTH ENDS BY A NAIL & 1-1/2" BRASS TAG STAMPED "PLS 38495". SAID LINE BEARS SOUTH 89°55'54" EAST, FOR A DISTANCE OF 122.47 FEET.