

**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000105-001:**

**LAND DESCRIPTION – ALLEY PARCEL**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF AUGUST, 2023, AT RECEPTION NUMBER 2023077353 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PART OF LOTS 19-23, BLOCK 11, TABOR AND KINDEL'S SUBDIVISION OF BLOCKS NO. 10 AND 11, SLOAN LAKE SUBDIVISION BEING SITUATED IN THE SW 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF LOT 19, BLOCK 11, TABOR AND KINDEL'S SUBDIVISION OF BLOCKS NO. 10 AND 11, SLOAN LAKE SUBDIVISION;  
THENCE S00°21'07"E ALONG THE EAST LINE OF SAID LOTS 19-23, A DISTANCE OF 130.09 FEET TO THE SOUTHEAST CORNER OF LOT 23, BLOCK 11, TABOR AND KINDEL'S SUBDIVISION OF BLOCKS NO. 10 AND 11, SLOAN LAKE SUBDIVISION BEING ON THE NORTH RIGHT OF WAY (R.O.W.) LINE OF WEST COLFAX AVENUE;  
THENCE S89°47'28"W ALONG THE NORTH R.O.W. LINE OF WEST COLFAX AVENUE, A DISTANCE OF 4.00 FEET;  
THENCE N00°21'07"W A DISTANCE OF 130.09 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 19;  
THENCE N89°47'11"E ALONG SAID NORTH LINE, A DISTANCE OF 4.00 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS (520 SQUARE FEET) 0.0119 ACRES, MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

BEARINGS ARE BASED ON THE 30' RANGE LINE IN WEST COLFAX AVENUE BETWEEN XAVIER STREET AND WOLFF STREET HAVING AN ASSUMED BEARING OF S89°47'28"W AND BOUNDED BY THE RECOVERY OF REFERENCE MONUMENTS FOR BOTH RANGE POINTS AS SHOWN ON THE RECORDED TIE SHEETS LISTED HEREON.