

**PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000161-001:****LAND DESCRIPTION – ALLEY PARCEL:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 7TH DAY OF DECEMBER, 2020, AT RECEPTION NUMBER 2020204231 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOT 18, BLOCK 15 OF COLFAX AVENUE PARK SUBDIVISION, RECORDED AT BOOK 5, PAGE 33 OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDERS RECORDS, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: SOUTH 00°04'20" WEST A DISTANCE OF 615.25 FEET, BEING THE BEARING AND DISTANCE OF THE 20.5' RANGE LINE IN MILWAUKEE STREET BETWEEN E. COLFAX AVENUE AND E. 16TH AVENUE, AS DEFINED AND MEASURED BETWEEN A FOUND 1-1/4" YELLOW PLASTIC CAP IN RANGE BOX, PLS 38060 AT THE RANGE LINE INTERSECTION OF E. 16 TH AVENUE AND MILWAUKEE STREET AND A FOUND 1-1/4" YELLOW PLASTIC CAP IN RANGE BOX PLS 38060 AT THE RANGE LINE INTERSECTION OF E. COLFAX AVENUE AND MILWAUKEE STREET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 18, BLOCK 15;  
THENCE ALONG THE SOUTH LINE OF SAID LOT 18, SOUTH 89°45'52" EAST A DISTANCE OF 104.62 FEET TO THE POINT OF BEGINNING;  
THENCE DEPARTING SAID SOUTH LINE, NORTH 46°12'51" EAST A DISTANCE OF 28.13 FEET TO THE EAST LINE OF SAID LOT 18;  
THENCE ALONG SAID EAST LINE, SOUTH 00°04'23" WEST A DISTANCE OF 9.50 FEET TO A POINT;  
THENCE DEPARTING SAID EAST LINE, SOUTH 45°01'28" WEST A DISTANCE OF 14.15 FEET TO THE SAID SOUTH LINE OF SAID LOT 18;  
THENCE ALONG SAID SOUTH LINE, NORTH 89°45'52" WEST A DISTANCE OF 10.28 FEET TO THE POINT OF BEGINNING.

CONTAINING +/-148 SQUARE FEET OR +/-0.003 ACRES OF LAND, MORE OR LESS.