

**PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000110-001:**

**LAND DESCRIPTION – ALLEY PARCEL:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF SEPTEMBER, 2020, AT RECEPTION NUMBER 2020148804 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

LOTS 16-19 AND THE EAST HALF OF LOT 20, BLOCK 11, HIGHLAND TERRACE SUBDIVISION, AND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 3 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 SAID LOT 16, ALSO BEING THE POINT OF BEGINNING;

THENCE S89°50'08"W A DISTANCE OF 3.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 16;

THENCE N00°00'22"E A DISTANCE OF 121 .80 FEET;

THENCE S89°54'16"W A DISTANCE OF 109 .44 FEET;

THENCE N00°00'03"E A DISTANCE OF 3.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 20;

THENCE N89°54'16"E A DISTANCE OF 112.44 FEET TO THE NORTHEAST CORNER OF SAID LOT 16;

THENCE S00°00'22"W A DISTANCE OF 124.80 FEET, BACK TO THE POINT OF BEGINNING.

CONTAINING 702.73 ± SQUARE FEET (0.016 ± ACRES); MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 22' RANGE LINE IN W. 23RD AVE. BETWEEN A FOUND 2" ALUMINUM CAP IN RANGE BOX, ILLEGIBLE, AT THE INTERSECTION OF W. 23RD AVE. AND CLAY ST. AND A FOUND 2" ALUMINUM CAP IN RANGE BOX, ILLEGIBLE, AT THE INTERSECTION OF W. 23RD AVE. AND BRYANT ST., ASSUMED TO BEAR N89°50'08"E.