PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000177-001:

LEGAL DESCRIPTION - ALLEY PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF FEBRUARY, 2025, AT RECEPTION NUMBER 2025008780 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING A PART OF PLOT 2, BLOCK 72, HARMANS SUBDIVISION, RECORDED IN BOOK 5, PAGE 18 IN THE BOOK OF PLATS IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: EASTERLY LINE OF SAID BLOCK 72, HARMANS SUBDIVISION, BEARS SOUTH 00°02'52" WEST, A DISTANCE OF 165.84 FEET BETWEEN A FOUND 1" BRASS TAG STAMPED "LS 31158" AT THE NORTHEASTERLY CORNER OF SAID BLOCK 72 AND A FOUND 1" BRASS TAG STAMPED "AZTEC LS 25645" AT A POINT 16.00 FEET SOUTHERLY OF THE NORTHEASTERLY CORNER OF THE SOUTH HALF OF SAID PLOT 5.

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID PLOT 2, BLOCK 72, HARMANS SUBDIVISION;

THENCE SOUTH 00°01'25" WEST, ALONG THE WESTERLY LINE OF SAID PLOT 2 AND THE EASTERLY RIGHT-OF-WAY OF ST. PAUL STREET, A DISTANCE OF 8.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89°56'10" EAST, A DISTANCE OF 124.97 FEET TO A POINT ON THE EASTERLY LINE OF SAID PLOT 2;

THENCE SOUTH 00°02'08" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 25.35 FEET TO THE SOUTHEAST CORNER OF THE NORTH 33-1/3 FEET OF SAID PLOT 2;

THENCE NORTH 89°56'10" WEST, ALONG THE SOUTH LINE OF SAID NORTH 33-1/3 FEET OF SAID PLOT 2, A DISTANCE OF 9.14 FEET;

THENCE NORTH 40°31'49" WEST, A DISTANCE OF 7.05 FEET TO A POINT ON A LINE 5-1/3 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTH 33-1/3 FEET OF PLOT 2;

THENCE NORTH 89°56'10" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 111.24 FEET TO A POINT ON SAID WESTERLY LINE OF PLOT 2;

THENCE NORTH 00°01'25" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.059 ACRES, (2,561 SQUARE FEET), MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000177-002:

LEGAL DESCRIPTION - ALLEY PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF FEBRUARY, 2025, AT RECEPTION NUMBER 2025008780 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING A PART OF PLOT 5, BLOCK 72, HARMANS SUBDIVISION, RECORDED IN BOOK 5, PAGE 18 IN THE BOOK OF PLATS IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: EASTERLY LINE OF SAID BLOCK 72, HARMANS SUBDIVISION, BEARS SOUTH 00°02'52" WEST, A DISTANCE OF 165.84 FEET BETWEEN A FOUND 1" BRASS TAG STAMPED "LS 31158" AT THE NORTHEASTERLY CORNER OF SAID BLOCK 72 AND A FOUND 1" BRASS TAG STAMPED "AZTEC LS 25645" AT A POINT 16.00 FEET SOUTHERLY OF THE NORTHEASTERLY CORNER OF THE SOUTH HALF OF SAID PLOT 5.

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID PLOT 5, BLOCK 72;

THENCE SOUTH 00°02'08" WEST, ALONG THE WESTERLY LINE OF SAID PLOT 5, A DISTANCE OF 8.04 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89°56'10" EAST, A DISTANCE OF 7.44 FEET;

THENCE SOUTH 00°01'25" WEST, A DISTANCE OF 21.46 FEET;

THENCE SOUTH 44°58'35" EAST, A DISTANCE OF 29.04 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID PLOT 5;

THENCE SOUTH 89°59'18" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 27.98 FEET TO A POINT ON SAID WESTERLY LINE OF PLOT 5;

THENCE NORTH 00°02'08" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 42.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.012 ACRES, (524 SQUARE FEET), MORE OR LESS.