**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000270-001:**

LEGAL DESCRIPTION – ALLEY PARCEL:
A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 12TH DAY OF FEBRUARY, 2025, AT RECEPTION NUMBER 2025012466 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF PLOT 6, BLOCK 60, HARMANS 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 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AT REC. NO. 2022120599 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE;
THENCE ON THE SOUTH LINE OF SAID PARCEL, NORTH 89°40'18" EAST, A DISTANCE OF 2.50 FEET;
THENCE ON A LINE BEING 2.50 FEET EAST AND PARALLEL WITH THE WEST LINE OF SAID PLOT 6, SOUTH 00°20'47" EAST, A DISTANCE OF 12.00 FEET TO THE SOUTH LINE OF SAID PLOT 6;
THENCE ON SAID SOUTH LINE, SOUTH 89°40'18" WEST, A DISTANCE OF 2.50 FEET TO SAID WEST LINE;
THENCE ON SAID WEST LINE, NORTH 00°20'47" WEST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 30 SQUARE FEET.

BEARINGS ARE BASED ON THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED AND ITS WESTERLY EXTENSION AT REC. NO. 2022120599 RECORDED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, HAVING AN ASSUMED BEARING OF NORTH 89°40'18 EAST. SAID LINE BEING MONUMENTED AT THE WEST END BY A FOUND 1" BRASS PLUG STAMPED "PLS 26958" AT A 2.0' OFFSET AND AT THE EAST END BY A FOUND 1" BRASS PLUG STAMPED "PLS 26958".