

PARCEL I AND PARCEL II OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 29TH DAY OF JANUARY, 2024, AT RECEPTION NUMBER 2024005917 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 24, 25, & 36, AND A PORTION OF VACATED ALLEY (ORD. NO. 477, SERIES 1963), BLOCK 26 OF CHELTENHAM HEIGHTS, AS RESUBDIVIDED BY F.E. BUSBY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000128-001:

LEGAL DESCRIPTION - ALLEY PARCEL #1:

PARCEL I:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 24, ALSO BEING THE SOUTHWEST CORNER OF LAND DESCRIBED AT REC. NO. 2020144725, SAID POINT ALSO BEING A POINT ON THE EASTERLY RIGHT- OF-WAY OF HOOKER STREET;
 THENCE NORTH 00°17'03" WEST ALONG THE WEST LINE OF SAID LOT AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.00 FEET;
 THENCE DEPARTING SAID WEST LINE OF LOT AND SAID RIGHT-OF-WAY LINE, NORTH 89°50'49" EAST, A DISTANCE OF 145.98 FEET TO **POINT A**;
 THENCE ALONG THE SOUTHEAST LINE OF SAID LAND DESCRIBED AT REC. NO. 2020144725, SOUTH 65°08'59" WEST, A DISTANCE OF 11.97 FEET TO A POINT ON THE SOUTH LINE OF SAID LAND;
 THENCE ALONG SAID SOUTH LINE SOUTH 89°50'49" WEST, A DISTANCE OF 135.09 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 703 SQUARE FEET OR 0.016 ACRE OF LAND.

TOGETHER WITH:

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000128-002:

LEGAL DESCRIPTION - ALLEY PARCEL #2:

PARCEL II:

COMMENCING AT AFOREMENTIONED **POINT A**;
 THENCE ALONG THE SOUTHEAST LINE OF LAND DESCRIBED AT REC. NO. 2020144725, NORTH 65°08'59" EAST, A DISTANCE OF 13.70 FEET TO THE **POINT OF BEGINNING**;
 THENCE NORTH 36°29'31" EAST, A DISTANCE OF 19.57 FEET TO A POINT ON THE EAST LINE OF LAND DESCRIBED AT REC. NO. 2020156181;
 THENCE ALONG SAID EAST LINE, SOUTH 00°17'23" EAST, A DISTANCE OF 10.32 FEET TO THE SOUTHEAST CORNER OF AFOREMENTIONED LAND DESCRIBED AT REC. NO. 2020144725;
 THENCE ALONG AFOREMENTIONED SOUTHEAST LINE, SOUTH 65°08'59" WEST, A DISTANCE OF 12.88 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 60 SQUARE FEET OR 0.001 ACRE OF LAND.

BEARINGS ARE BASED ON THE 19.0' RANGE LINE IN HOOKER STREET, BETWEEN W. CONEJOS PLACE AND W. 16TH AVENUE. SAID LINE IS ASSUMED TO BEAR NORTH 00°17'03" WEST, AND IS MONUMENTED AT THE SOUTH END BY A STONE IN RANGE BOX, AND AT THE NORTH END BY A 5/8" SMOOTH BAR IN RANGE BOX.