

PARCEL DESCRIPTION ROW NO. 2016-DEDICATION-0000031-001:

Land Description - Alley Parcel:

A Parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded on the 30th day of June 2016, at Reception Number 2016085492 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, described as follows:

A parcel of land located in a portion of the Southwest 1/4 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:

The West 2.00 feet of Lots 3 to 6, Rank's Resubdivision of Block 3, Cheltenham Heights, recorded on June 15th, 1893 at Book 13, Page 5 at Arapahoe County, now City and County of Denver.

Beginning at the found #5 Rebar with a blue plastic cap (L.S. #38018), also being the Northwest corner of Lot 3, Rank's Resubdivision of Block 3, Cheltenham Heights.

Thence S89°53'42"E, a distance of 2.00 feet;

Thence S00°11'48"W, a distance of 99.93 feet;

Thence N89°52'43"W, a distance of 2.00 feet;

Thence N00°11'48"E, a distance of 99.93 to the Point of Beginning;

Containing 200 Square Feet (0.004 Acres) More or Less.

Basis of Bearing Statement: The southerly line of Rank's Resubdivision of Block 3, Cheltenham Heights, Lot 6 located between two found #5 rebar w/orange plastic cap (LS #9489). The said line is assumed to bear N89°52'43"W.