

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000245-001:

LAND DESCRIPTION – ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 21ST DAY OF JULY, 2025, AT RECEPTION NUMBER 2025069439 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF THE NE1/4 OF SECTION 29, T. 3 S., R. 68 W. OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE WESTERLY LINE OF HOPE'S SUBDIVISION OF LOT 4, BLOCK 12, POTTER HIGHLANDS AND RES-SUBDIVISION OF LOT 1, BLOCK 12, POTTER HIGHLANDS TO BEAR SOUTH 00°21'55" EAST, A DISTANCE OF 237.48 FEET BETWEEN A FOUND ILLEGIBLE 0.5" BRASS TAG AT THE NORTHWESTERLY CORNER OF LOT 7, SAID RE-SUBDIVISION OF LOT 1, BLOCK 12, POTTER HIGHLANDS AND A FOUND #4 REBAR AT THE SOUTHWESTERLY CORNER OF LOT 1, SAID HOPE'S SUBDIVISION OF LOT 4, BLOCK 12, POTTER HIGHLANDS, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID SOUTHWESTERLY CORNER OF LOT 1; THENCE ALONG THE WESTERLY LINE OF LOTS 1 THROUGH 5, INCLUSIVE, SAID HOPE'S SUBDIVISION OF LOT 4, BLOCK 12, POTTER HIGHLANDS, NORTH 00°21'55" WEST, A DISTANCE OF 112.22 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 5; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 5, NORTH 89°31'51" EAST, A DISTANCE OF 3.00 FEET; THENCE PARALLEL WITH, AND 3.00 FEET EASTERLY THEREFROM, SAID EASTERLY LINE OF LOTS 1 THROUGH 5, SOUTH 00°21'55" EAST, A DISTANCE OF 112.22 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1 AND THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 36TH AVENUE; THENCE ALONG SAID SOUTHERLY LINE OF LOT 1, SOUTH 89°31'40" WEST, A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING.

SAID PAREL CONTAINING 337 SQUARE FEET, MORE OR LESS.