

PARCEL DESCRIPTION ROW NO. 2016-DEDICATION-0000014-001:

Land Description - Alley Parcel#1:

A Parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded on the 17th day of June 2016, at Reception Number 2016079731 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, Rank's Resubdivision of Block 3 Cheltenham Heights, City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at the Northwest corner of Lot 33, Block 3, Rank's Resubdivision Block 3 Cheltenham Heights;

Thence N89° 58' 11"E, a distance of 2.00 feet;

Thence S00° 00' 00"W, a distance of 145.00 feet;

Thence S89° 54' 39"W, a distance of 2.00 feet;

Thence N00° 00' 00"E, a distance of 145.00 feet back to the POINT OF BEGINNING;

Containing 290 SF (0.007 Acres) More or Less.

PARCEL DESCRIPTION ROW NO. 2016-DEDICATION-0000014-002:

Land Description - Alley Parcel#2:

A Parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded on the 17th day of June 2016, at Reception Number 2016079731 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, Rank's Resubdivision of Block 3 Cheltenham Heights, City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at the Northern most point of the West line of Lot 36, Block 3, Rank's Resubdivision of Block 3 Cheltenham Heights;

Thence N50° 45' 26"E, a distance of 2.58 feet;

Thence S00° 00' 00"E, a distance of 34.56 feet;

Thence S45° 00' 37"W, a distance of 28.28 feet;

Thence N89° 58' 45"E, a distance of 42.00 feet;

Thence N44° 59' 23" E, a distance of 28.29 feet;

Thence N00° 00' 00" E, a distance of 34.66 feet;

Thence S50° 51' 55" E, a distance of 2.58 feet;

Thence S00° 00' 00" E, a distance of 44.00 feet along the easterly line of lot 37 and 38;

Thence S49° 40' 00" W, a distance of 17.06 feet;

Thence S89° 58' 45" W, a distance of 60.00 feet along the southerly line of lot 38 and 39;

Thence N49° 57' 27" W, a distance of 16.98 feet;

Thence N00° 00' 00" E, a distance of 44.00 feet to the POINT OF BEGINNING;

Containing 644 SF (0.015 Acres) More or Less.

PARCEL DESCRIPTION ROW NO. 2016-DEDICATION-0000014-003:

Land Description - Alley Parcel#3:

A Parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded on the 17th day of June 2016, at Reception Number 2016079731 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, Rank's Resubdivision of Block 3 Cheltenham Heights, City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at the Northeast corner of Lot 35, Block 3, Rank's Resubdivision of Block 3 Cheltenham Heights;

Thence N89° 54' 37"E, a distance of 2.00 feet;

Thence S00° 00' 00"E, a distance of 145.00 feet;

Thence S89° 54' 39"W, a distance of 2.00 feet;

Thence N00° 00' 00"E, a distance of 145.00 feet back to the POINT OF BEGINNING;

Containing 290 SF (0.007 Acres) More or Less.

Basis of Bearing: 19' Range Line with Hooker Street as measured between the found Chiseled Cross and the found Brass Tag. Said line being assumed to bear N00° 00' 00"E.