

PARCEL DESCRIPTION ROW NO. 2016-DEDICATION-0000060-001:

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 2016085489 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE NORTHERLY THREE (3) FEET OF LOTS 20 TO 23, BLOCK 2, CHELTENHAM HEIGHTS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 20; THENCE NORTH 00°00'47" EAST, A DISTANCE OF 126.94 FEET TO A POINT THREE (3) FEET SOUTHERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 20, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE ALONG A LINE PARALLEL TO AND THREE (3) FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID LOTS 20 TO 23 NORTH 89°55'30" WEST, A DISTANCE OF 100.18 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HOOKER STREET, SAID POINT BEING THREE (3) FEET SOUTHERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 23; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF HOOKER STREET NORTH 00°00'47" EAST, A DISTANCE OF 3.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 23; THENCE ALONG NORTHERLY LINE OF SAID LOTS 20 TO 23 SOUTH 89°55'30" EAST, A DISTANCE OF 100.18 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 20; THENCE ALONG THE EASTERLY LINE OF SAID LOT 20 SOUTH 00°00'47" WEST, A DISTANCE OF 3.00 FEET TO THE TRUE POINT OF BEGINNING;

SAID PARCEL CONTAINING 301 SQ.FT. OR .007 ACRES, MORE OR LESS.

CONSIDERING THE EASTERLY LINE OF SAID LOT 20 TO BEAR NORTH 00°00'47" EAST, A DISTANCE OF 129.94 FEET BETWEEN FOUND 1" BRASS TAGS STAMPED "PLS 16116" AT THE OFFSETS TO THE SOUTHEASTERLY CORNER AND NORTHEASTERLY CORNERS OF SAID LOT 20, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.