

LAND DESCRIPTION PARCEL 1:

THE 16 FOOT WIDE ALLEY ADJACENT TO LOTS 1 THRU 30, BLOCK 16, HYDE PARK ADDITION, AS PER THE PLAT OF WHICH THAT WAS RECORDED IN PLAT BOOK 3 AT PAGE 42, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 6,004 SQ. FT. OR 0.1378 ACRES MORE OR LESS.

LAND DESCRIPTION PARCEL 2:

AN 8 FOOT WIDE ALLEY, AS DEDICATED BY INSTRUMENT RECORDED IN BOOK 1488 AT PAGE 225, BEING A PORTION OF LOTS 12 TO 15, BLOCK 16, HYDE PARK ADDITION, AS PER THE PLAT OF WHICH THAT WAS RECORDED IN PLAT BOOK 3 AT PAGE 42, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 8 FEET OF THE EAST 58 FEET OF LOTS 12, 13, 14 AND 15, BLOCK 16, HYDE PARK ADDITION, AND THE NORTH 8 FEET OF THE EAST 50 FEET OF LOT 12, BLOCK 16, HYDE PARK ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,309 SQ. FT. OR 0.0301 ACRES MORE OR LESS.

BASIS OF BEARINGS FOR ALL PARCELS:

AN ASSUMED BEARING OF N89°59'55"E BEING A 4' OFFSET LINE TO THE SOUTH LINE OF BLOCK 1, HYDE PARK ADDITION, BETWEEN TWO MONUMENTS 354.14 FEET APART; BOTH MONUMENTS BEING CHISELED CROSSES IN THE CONCRETE CURB, ONE AT THE NORTHEAST CORNER OF THE INTERSECTION OF DOWNING STREET AND 37TH AVENUE AND THE OTHER AT THE NORTHEAST CORNER OF THE INTERSECTION OF MARION STREET AND 37TH AVENUE.

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