

LEGAL DESCRIPTION--RIGHT OF WAY DEDICATION

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY & COUNTY OF DENVER, RECORDED ON SEPTEMBER 19, 2012 BY RECEPTION NUMBER 2012127731 IN THE CITY AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE, STATE OF COLORADO.

A RIGHT OF WAY DEDICATION SITUATED IN LOT 3, BLOCK 15 OF H. WITTERS NORTH DENVER ADDITION, A SUBDIVISION WITHIN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AS ORIGINALLY RECORDED IN ARAPAHOE COUNTY, COLORADO TERRITORY, AT OFFICIAL FILING DESIGNATION Q-55 ON MARCH 25TH, 1872 AND AS CURRENTLY FILED WITH THE CITY AND COUNTY OF DENVER AT ENGR BOOK 04, PAGE 47; SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 15, H. WITTERS NORTH DENVER ADDITION, AND PROCEEDING THENCE EASTERLY ON A BEARING OF S89°57'23"E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WEST 35TH AVENUE, WITH ALL BEARINGS HEREIN RELATED THERETO, A DISTANCE OF 123.34 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S89°57'23"E, AND CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF WEST 35TH AVENUE, A DISTANCE OF 1.75 FEET TO THE WESTERLY RIGHT OF WAY LINE OF AN EXISTING ALLEY;

THENCE S00°01'14"E ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID EXISTING ALLEY AND DEPARTING THE SOUTHERLY RIGHT OF WAY LINE OF WEST 35TH AVENUE, A DISTANCE OF 150.01 FEET;

THENCE N89°55'25"W, A DISTANCE OF 1.75 FEET;

THENCE N00°01'14" W, A DISTANCE OF 150.01 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 263 SQUARE FEET OR 0.0060 ACRES, MORE OR LESS.