

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000178-001:

Land Description - Alley Parcel:

A Parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded on the 14th day of July 2016, at Reception Number 2016092922 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, City and County of Denver, State of Colorado, more particularly described as follows:

That portion of Lots 15, 16 and 17 in Block 2, Resubdivision of Blocks 2, 6, 8, 23, 29 and 34, in Cheltenham Heights, City and County of Denver, Colorado described as follows:

Beginning at a #5 rebar with a plastic cap marked "PLS 32439" at the northeast corner of said Lot 15;

Thence South 0 Degree 03 Minutes 49 Seconds West, along the east line of said Lot 15 a distance of 130.00 feet to a #4 rebar with a plastic cap marked "PLS 16409" at the southeast corner of said Lot 15;

Thence North 90 Degrees 00 Minutes 00 Seconds West, along the south line of said Lot 15, a distance of 3.00 feet;

Thence North 0 Degrees 03 Minutes 49 Seconds East, 107.00 feet;

Thence North 44 Degrees 58 Minutes 06 Seconds West, 28.27 feet;

Thence North 90 Degrees 00 Minutes 00 Seconds West, 47.00 feet to the west line of said Lot 17;

Thence North 0 Degrees 02 Minutes 15 Seconds East, along said west line, a distance of 3.00 feet to a #5 rebar with a plastic cap marked "PLS 32439" at the northwest corner of said Lot 17;

Thence North 90 Degrees 00 Minutes 00 Seconds East, along the north line of said Lots 15, 16 and 17 a distance of 70.00 feet to the point of beginning.

Containing a calculated area of 791 square feet (0.01819 acre), more or less.

Basis of bearings is the east line of said Lot 15, monumented at its north end with #5 rebar with a plastic cap marked "PLS 32439" at its north end and a #4 rebar with a plastic cap marked "PLS 16409" at its south end. Said line is assumed to bear South 0 degree 03 minutes 49 seconds West.