

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000143-001:

LAND DESCRIPTION - ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 26TH DAY OF OCTOBER, 2023, AT RECEPTION NUMBER 2023102909 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

PARCEL 1

A PORTION OF LOTS 13 THROUGH 16, BLOCK 32 OF CHELTENHAM HEIGHTS AS RESUBDIVIDED BY BUSBY AND WILLIAMS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 16;
THENCE ALONG THE EAST LINE OF SAID LOT, SOUTH 00°18'48" EAST, A DISTANCE OF 5.00 FEET;
THENCE DEPARTING SAID LINE, SOUTH 89°46'52" WEST, A DISTANCE OF 95.00 FEET;
THENCE NORTH 00°18'48" WEST, A DISTANCE OF 5.00 FEET TO THE POINT ON THE NORTH LINE OF SAID LOT 13;
THENCE ALONG SAID NORTH LINE OF LOTS 13 THROUGH 16, NORTH 89°46'52" EAST, A DISTANCE OF 95.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 475 SQUARE FEET OR 0.011 ACRE, MORE OR LESS.

TOGETHER WITH:

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000143-002:

LAND DESCRIPTION - STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 26TH DAY OF OCTOBER, 2023, AT RECEPTION NUMBER 2023102909 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

PARCEL 2

A PORTION OF LOTS 13 THROUGH 16, BLOCK 32 OF CHELTENHAM HEIGHTS AS RESUBDIVIDED BY BUSBY AND WILLIAMS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 16;
THENCE ALONG SAID SOUTH LINE OF LOTS 16 THROUGH 13, SOUTH 89°46'52" WEST, A DISTANCE OF 95.00 FEET;
THENCE DEPARTING SAID LINE, NORTH 00°18'48" WEST, A DISTANCE OF 6.50 FEET;
THENCE NORTH 89°46'52" EAST, A DISTANCE OF 95.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 16;
THENCE SOUTH 00°18'48" EAST, A DISTANCE OF 6.50 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 618 SQUARE FEET OR 0.014 ACRE, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTHERLY LINE OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2022079483, WHICH IS RECORDED WITH THE CITY AND COUNTY OF DENVER CLERK AND RECORDER. SAID LINE BEARS NORTH 89°46'52" EAST AND IS MONUMENTED AT BOTH ENDS BY A 1" BRASS PLUG STAMPED "PLS 27263" AT A 1.0' OFFSET. ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.