

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000146-001:

LAND DESCRIPTION - ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF NOVEMBER, 2021, AT RECEPTION NUMBER 2021214836 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING PART OF LOT 30, 31 AND 32, BLOCK 29, RE-SUBDIVISION OF BLOCKS 2, 6, 8, 23, 29 AND 34 IN CHELTENHAM HEIGHTS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 32, THENCE S0°17'46"E, 75.30 FEET ALONG THE WEST LINE OF A 10 FOOT ALLEY; THENCE S89°46'02"W, 3.00 FEET; THENCE N0°17'46"W, 75.31 FEET; THENCE N89°48'16"E, 3.00 FEET ALONG THE NORTH LINE OF SAID LOT 32 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 225.92 SQUARE FEET.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF BLOCK 29, ASSUMED TO BEAR N89°48'16"E AND BEING MONUMENTED BY A FOUND 24.75 FOOT CHISELED OFFSET CROSS AT THE NORTHWEST CORNER OF LOT 32 AND A FOUND 1" BRASS DISC AT THE NORTHEAST CORNER OF SAID LOT 32, WITH ALL BEARINGS CONTAINED HEREON RELATIVE THERETO.