PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000181-001:

LEGAL 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 JUNE, 2026, AT RECEPTION NUMBER 2026080604 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOTS 18-21, BLOCK 18, SUBDIVISION OF BLOCKS 18 AND 19 AND PART OF 17, SLOANE LAKE SUBDIVISION, SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 18 AND CONSIDERING THE RANGE LINE IN W 16TH AVENUE BETWEEN VRAIN STREET AND UTICIA STREET TO BEAR N90°00'00"E, MONUMENTED BY METAL AXLES IN RANGE BOXES AT BOTH ENDS, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE N90°00'00"E, ALONG THE NORTH LINE OF SAID LOT 18, A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING;

THENCE N90°00'00"E CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 7.00 FEET TO THE NORTHWEST CORNER OF THE ALLEY RIGHT-OF-WAY ESTABLISHED BY REC. NO. 2012067651 IN THE RECORD OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE;

THENCE S00°11'00"W ALONG THE WEST BOUNDARY OF SAID ALLEY RIGHT-OF-WAY, A DISTANCE OF 82.79 FEET;

THENCE S89°40'24"W CONTINUING ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 7.00 FEET;

THENCE N00°11'00"E, DISTANCE OF 82.83 FEET TO THE POINT OF BEGINNING;

CONTAINING 580 SQUARE FEET OR 0.013 ACRES, MORE OR LESS.