

LAND DESCRIPTION

A PORTION OF THE RESERVED EASEMENTS AS DESCRIBED BY ORDINANCE 287-1957, VACATING THE ALLEY IN BLOCK 73 WEST DENVER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, 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:

COMMENCING AT THE SOUTHERLY CORNER OF SAID BLOCK 73, ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF VACATED WALNUT STREET, THENCE $N10^{\circ}38'48''E$ A DISTANCE OF 200.96 FEET TO THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID VACATED ALLEY WITHIN SAID BLOCK 73 AND THE SOUTHERLY LINE OF AURARIA PARKWAY ESTABLISHED BY ORDINANCE 258-1989 SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY LINE OF AURARIA PARKWAY, $N46^{\circ}28'57''E$ A DISTANCE OF 16.93 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID VACATED ALLEY WITHIN SAID BLOCK 73; THENCE ALONG SAID NORTHEASTERLY ALLEY LINE, $S30^{\circ}30'57''E$ A DISTANCE OF 155.41 FEET TO A POINT ON SOUTHEASTERLY LINE OF SAID BLOCK 73; THENCE ALONG SAID SOUTHEASTERLY LINE $S59^{\circ}29'03''W$ A DISTANCE OF 16.50 FEET; THENCE $N30^{\circ}30'57''W$ A DISTANCE OF 151.60 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,533 SQUARE FEET (0.058 ACRES), MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF AURARIA PARKWAY LYING NORTH OF 7TH STREET AS SHOWN ON "AURARIA HIGHER EDUCATION CENTER LAND SURVEY PLAT" DEPOSITED AT RECEPTION NO. L012398, IN BOOK 81 AT PAGES 183-186 OF THE CITY SURVEYOR'S OFFICE AND ASSUMED TO BEAR NORTH $46^{\circ}28'57''$ EAST.