

LAND DESCRIPTION

A PARCEL OF LAND 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 BLOCK 73 WEST DENVER, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF VACATED WALNUT STREET, THENCE ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 73, N59°36'56"E A DISTANCE OF 132.27 FEET TO THE SOUTHWEST CORNER OF ALLY VACATED BY ORDINANCE 287-1957 ALSO BEING D.W.D RIGHT-OF-WAY DR 402 NO. 1353 RECEPTION NO. 00117719 SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID D.W.D RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: (1) N59°32'45"E A DISTANCE OF 16.50 FEET; (2) THENCE S30°30'57"E A DISTANCE OF 14.88 FEET; THENCE S59°38'24"W A DISTANCE OF 16.50 THENCE ALONG SAID D.W.D RIGHTOF-WAY N30°30'57"W A DISTANCE OF 14.85 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 245 SQUARE FEET (0.005 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 BEGINNING AT THE NORTHEASTERLY CORNER OF THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF AURARIA PARKWAY AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 7TH STREET AS SHOWN ON THE "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°28'57" EAST.