

A PARCEL OF LAND BEING A PORTION OF LOTS 13 THROUGH 24, INCLUSIVE, BLOCK 44, BYERS SUBDIVISION, SAID PARCEL BEING A PORTION OF AN EXISTING SANITARY SEWER EASEMENT RECORDED AT RECEPTION NO. 95-00126670 OF THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF DENVER, SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SOUTH CHEROKEE STREET WITH THE SOUTH RIGHT-OF-WAY LINE OF WEST ALAMEDA AVENUE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE RIGHT-OF-WAY DEDICATION DESCRIBED AT RECEPTION NO. 95-00062201 IN THE AFOREMENTIONED OFFICIAL RECORDS;

THENCE SOUTH 00°09'18" WEST, ALONG THE WEST LINE OF SAID BLOCK 44 AND THE EAST RIGHT-OF-WAY LINE OF SOUTH CHEROKEE STREET, A DISTANCE OF 18.52 FEET TO THE NORTHWEST CORNER OF SAID EXISTING SANITARY SEWER EASEMENT AND THE POINT OF BEGINNING;

THENCE SOUTH 89°50'42" EAST, ALONG THE NORTH LINE OF SAID EASEMENT, A DISTANCE OF 296.19 FEET;

THENCE SOUTH 00°09'18" WEST, A DISTANCE OF 35.00 FEET TO A POINT ON THE SOUTH LINE OF SAID EASEMENT;

THENCE ALONG THE SOUTH AND WEST LINES OF SAID EASEMENT THE FOLLOWING TWO (2) COURSES:

1. NORTH 89°50'42" WEST, A DISTANCE OF 296.19 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 44 AND THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH CHEROKEE STREET;
2. NORTH 00°09'18" EAST ALONG SAID WEST LINE OF BLOCK 44 AND ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH CHEROKEE STREET, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 10,367 SQUARE FEET OR 0.24 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 00°45'32" WEST.