

AN EASEMENT BEING A PORTION OF THE 15 FOOT VACATED ALLEY WITHIN THE RESUBDIVISION OF BLOCK 31 CHELTENHAM HEIGHTS, ALSO LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) 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:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON A 20 FOOT RANGE LINE WITHIN WEST CONEJOS PLACE BETWEEN LOWELL BOULEVARD AND KING STREET, SAID LINE IS ASSUMED TO BEAR SOUTH 89°53'09" EAST, A DISTANCE OF 390.01 FEET, MONUMENTED AT THE INTERSECTION OF LOWELL BOULEVARD AND WEST CONEJOS PLACE BY A FOUND 2.5" ALUMINUM CAP (IN RANGE BOX), STAMPED P.L.S #16116, AND AT THE INTERSECTION OF KING STREET AND WEST CONEJOS PLACE BY A FOUND 2.5" ALUMINUM CAP (IN RANGE BOX), STAMPED P.L.S #16116.

COMMENCING AT SAID 2.5" ALUMINUM CAP STAMPED PLS #16116 FOUND AT THE INTERSECTION OF KING STREET AND CONEJOS PLACE;

THENCE SOUTH 69°07'40" WEST A DISTANCE OF 167.53 TO THE NORTHEAST CORNER OF LOT 26, RESUBDIVISION OF BLOCK 31 CHELTENHAM HEIGHTS;

THENCE SOUTH 00°02'06" WEST, ALONG THE EAST LINE OF SAID LOT 26, A DISTANCE OF 140.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT 26 AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°02'06" WEST, A DISTANCE OF 15.00 FEET TO THE NORTHEAST CORNER OF LOT 36, RESUBDIVISION OF BLOCK 31 CHELTENHAM HEIGHTS;

THENCE NORTH 89°53'09" WEST, ALONG THE NORTH LINE OF SAID LOT 36, A DISTANCE OF 3.00 FEET;

THENCE DEPARTING SAID NORTH LINE, NORTH 00°02'06" EAST, A DISTANCE OF 15.00 FEET TO THE SOUTH LINE OF SAID LOT 26;

THENCE SOUTH 89°53'09" EAST, ALONG THE SOUTH LINE OF SAID LOT 26, A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING.

CONTAINING ±45 SQ FT OR ±0.001 ACRES.