

2015-RELINQ-0000001-001

A PORTION OF A 16 FOOT WIDE ALLEY VACATED BY ORDINANCE 174 SERIES 1947 LOCATED WITHIN THE NORTH ONE HALF (N1/2) OF THE SOUTHEAST ONE QUARTER (SE1/4) OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, LOCATED WITHIN BLOCK 6, CLAYTON PARK ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A 25 FOOT RANGE LINE IN WILSON COURT BETWEEN EAST 31ST AVENUE AND EAST 30TH AVENUE IS ASSUMED TO BEAR SOUTH 00°15'58" EAST A DISTANCE OF 690.89 (690.79 RECORD DISTANCE) BETWEEN A FOUND AXLE IN A RANGE BOX FOUND AT THE NORTH END OF SAID RANGE LINE AND A FOUND 2.5" ALUMINUM CAP (ILLEGIBLE) IN RANGE BOX FOUND THE SOUTH END OF SAID RANGE LINE.

COMMENCING AT SAID AXLE IN RANGE BOX: THENCE SOUTH 40°02'17" EAST A DISTANCE OF 39.08 FEET TO A FOUND ORANGE PLASTIC CAP (ILLEGIBLE) AND THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 6, SAID CLAYTON PARK ADDITION; THENCE ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 6, NORTH 89°48'58" EAST A DISTANCE OF 102.04 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 6, ALSO BEING THE NORTHWEST CORNER OF SAID 16 FOOT WIDE ALLEY AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°48'58" EAST ALONG THE NORTH LINE OF SAID ALLEY AND THE SOUTH RIGHT OF WAY LINE OF EAST 31ST AVENUE, A DISTANCE OF 16.00 FEET TO THE NORTHWEST CORNER OF LOT 20, SAID BLOCK 6, AND THE NORTHEAST CORNER OF SAID ALLEY; THENCE ALONG THE WEST LINE OF LOTS 14 THROUGH 20, AND THE NORTH 51 FEET OF LOT 13, SAID BLOCK 6, SOUTH 00°15'58" EAST A DISTANCE OF 499.94 FEET TO THE NORTH LINE OF A DEDICATED 16 FOOT WIDE ALLEY RECORDED AT ORDINANCE 102 SERIES 1950; THENCE ALONG SAID NORTH LINE OF DEDICATED 16 FOOT WIDE ALLEY, SOUTH 89°50'02" WEST A DISTANCE OF 16.00 FEET TO THE SOUTHEAST CORNER OF THE NORTH 51 FEET OF LOT 8, SAID BLOCK 6; THENCE ALONG THE EAST LINE OF SAID NORTH 51 FEET OF LOT 8 AND THE EAST LINE OF LOTS 1 THROUGH 7, SAID BLOCK 6, NORTH 00°15'58" WEST A DISTANCE OF 499.93 FEET TO SAID NORTHEAST CORNER LOT 1, BLOCK 6, NORTHWEST CORNER SAID ALLEY AND THE POINT OF BEGINNING.

TOTAL AREA OF SUBJECT PROPERTY IS ±7,999 SQ FT OR ±0.184 ACRES MORE OR LESS.