

Legal Description- W. Mississippi Ave. Vacation
A Portion of the SE1/4 of Section 18, T. 4 S., R. 68 W., 6th P.M.
City & County of Denver, Colorado

A parcel of land being a portion of the W. Mississippi Avenue Right-of-way lying 12.0 Feet north of the northerly curb flowline of said W. Mississippi Avenue, as it exists on the 4th Day of December, 2014, and south of the southeasterly line of Lot 15, Block 4 of Lakewood (Westwood), and bounded on the west by the west line of said Block 4 and on the east by the west line of the alleyway withing said Block 4, both lines extended southerly, being a portion of Southeast Quarter of Section 18, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, particularly described as follows:

Beginning at the southwest corner of said Lot 15, Block 4; thence along the west line of said Block 4 extended southerly, 29.19 feet to a point lying 12.0 Feet north, when measured perpendicularly from, said northerly curb flowline; thence easterly along a non-tangent curve to the right, the beginning tangent of said curve being on an angle right from the previous course of $78^{\circ}29'56''$, having a central angle of $14^{\circ}40'19''$ and a radius of 435.25 feet, an arc length of 111.46 feet to a point of intersection with the southerly extension of the west line of the alleyway platted in said Block 4; thence northerly along said southerly extension on an angle right from the ending tangent of the previous curve, 41.55 feet to the southeast corner of said Lot 15; thence southwesterly on an angle right of $79^{\circ}34'39''$ and along the southeasterly line of said Lot 15, 112.71 feet to the Point of Beginning.