

A PORTION OF EAST BATES AVENUE ADJACENT TO LOT 19, BLOCK 18, WELLSHIRE HILLS FILING NO. 4, LOCATED IN THE NE 1/4, SEC 36, T4S, R68W OF 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 19, SAID CORNER BEING THE TRUE POINT OF BEGINNING; THENCE N 69°42'26" E, ALONG THE SOUTHERLY RIGHT OF WAY OF EAST BATES AVENUE, A DISTANCE OF 90.67 FEET; THENCE N 00°16'04" W, A DISTANCE OF 6.81 FEET, TO A POINT ON A LINE 6.40 FEET NORTHWESTERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF EAST BATES AVENUE; THENCE S 69°42'26" W, ALONG SAID PARALLEL LINE, A DISTANCE OF 90.67 FEET; THENCE S 00°16'04" E, A DISTANCE OF 6.81 FEET, TO THE TRUE POINT OF BEGINNING, CONTAINING 582 SQ. FT., 0.01 ACRES MORE OR LESS

BASIS OF BEARING

SOUTHERLY R.O.W. LINE OF E BATES AVENUE, ALONG THE NORTHERLY LOT LINE OF LOT 19, BLOCK 18, WELLSHIRE HILLS, FILLING NO. 4, BEARING N 69°42'26" E A DISTANCE OF 165.00 FEET. MONUMENTED AT EACH END BY A #4 REBAR WITH A 1.25" RED PLASTIC CAP STAMPED "LS 16409"