

DESCRIPTION

SITUATED IN THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH
PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO
ALLEY VACATION

A PARCEL OF LAND BEING A PORTION OF THE BLOCK 11 "INNER COURT" AS SHOWN ON THE PLAT OF HIGHLAND TERRACE RECORDED IN PLAT BOOK 3 AT PAGE 6B IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. FOLLOWS:

BASIS OF BEARINGS: THE EASTERLY LINE OF LOTS 23-26, BLOCK 11, HIGHLAND TERRACE, BEING ASSUMED TO BEAR N00°00'22"E.

COMMENCING AT THE NORTHEAST CORNER OF LOT 26, BLOCK 11, HIGHLAND TERRACE AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 3 AT PAGE 6B IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER;

THENCE ON THE EASTERLY LINE OF SAID LOT 26, BLOCK 11, S00°00'22"W A DISTANCE OF 3.00 FEET, TO THE POINT OF BEGINNING;

THENCE ON A LINE BEING 3.00 FEET SOUTHERLY OF AND PARALLEL WITH THE EXTENSION OF THE NORTHERLY LINE OF SAID LOT 26, BLOCK 11, N89°54'19"E A DISTANCE OF 18.00 FEET;

THENCE S45°02'40"E A DISTANCE OF 28.26 FEET;

THENCE ON A LINE BEING 16.00 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF LOTS 6-9, BLOCK 11 OF SAID HIGHLAND TERRACE, S00°00'22"W A DISTANCE OF 46.00 FEET;

THENCE S44°57'19"W A DISTANCE OF 28.31 FEET;

THENCE ON A LINE BEING 3.00 NORTHERLY OF AND PARALLEL WITH THE EXTENSION OF THE SOUTHERLY LINE OF LOT 23, BLOCK 11 OF SAID HIGHLAND TERRACE, S89°54'16"W A DISTANCE OF 18.00 FEET;

THENCE ON THE EASTERLY LINE OF SAID LOTS 23-26, BLOCK 11, HIGHLAND TERRACE, N00°00'22"E A DISTANCE OF 86.01 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,868 SQUARE FEET OR 0.0658 ACRES.