

DRAINAGE EASEMENT

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF BLOCK 15 OF KASSERMAN'S ADDITION TO DENVER, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHWESTERLY LINE OF 18TH STREET AND THE NORTHWESTERLY LINE OF CENTRAL STREET, FROM WHENCE THE INTERSECTION OF THE 20' RANGE LINE OF 18TH STREET AND THE 20' RANGE LINE OF CENTRAL STREET BEARS NORTH 89°51'00" EAST A DISTANCE OF 28.29 FEET;

THENCE ALONG SAID SOUTHWESTERLY LINE OF SAID 18TH STREET, NORTH 45°09'40" WEST, 154.89 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE, CONTINUING NORTH 45°09'40" WEST, 6.00 FEET TO A POINT;

THENCE LEAVING SAID SOUTHWESTERLY LINE, NORTH 44°46'36" EAST, 40.99 FEET TO A POINT;

THENCE SOUTH 45°08'44" EAST, 194.39 FEET TO A POINT;

THENCE SOUTH 44°51'16" WEST, 6.00 FEET TO A POINT;

THENCE NORTH 45°08'44" WEST, 188.38 FEET TO A POINT;

THENCE SOUTH 44°46'36" WEST, 34.99 FEET TO THE POINT OF BEGINNING.

Containing 1,376 Total Square Feet or 0.031 Total Acres of Land, more or less.

BASIS OF BEARINGS:

NORTH 45°09'40" WEST, A DISTANCE OF 480.19 FEET, BEING THE BEARING OF THE 20' RANGE LINE OF 18TH STREET BETWEEN CENTRAL STREET AND BOULDER STREET, AS DEFINED AND MEASURED BETWEEN A FOUND 3-1/4" DIAMETER ALUMINUM CAP IN RANGE BOX, PLS 27259 AT THE INTERSECTION OF THE 20' RANGE LINE OF 18TH STREET AND THE 20' RANGE LINE OF CENTRAL STREET AND A FOUND 3-1/4" DIAMETER ALUMINUM CAP IN RANGE BOX, PLS 20680 AT THE INTERSECTION OF THE 20' RANGE LINE OF 18TH STREET AND THE 20' RANGE LINE OF BOULDER STREET.

End of Legal Description.