

FOUR PARCELS OF LAND BEING PORTIONS OF THE RIGHT-OF-WAY OF 18TH ST. AND CHESTNUT PL., ADJACENT TO BLOCK 1, THE COMMONS SUBDIVISION-FILING NO. 4, RECORDED AT RECEPTION NO. 2003197650 IN THE CITY AND COUNTY OF DENVER OFFICE OF CLERK AND RECORDER, SITUATED IN THE SOUTHEAST QUARTER 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:

PARCEL A:

COMMENCING AT THE SOUTH CORNER OF PARCEL 2 OF THE RIGHT-OF-WAY VACATION RECORDED AT RECEPTION NO. 2006197704 AND 2010152058 IN THE CITY AND COUNTY OF DENVER OFFICE OF CLERK AND RECORDER; THENCE NORTH 45°29'00" WEST ALONG THE SOUTHWEST LINE OF SAID RIGHT-OF-WAY VACATION AND CONTINUING ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF 18TH ST., A DISTANCE OF 88.44 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 83°41'58" WEST, A DISTANCE OF 8.66 FEET;
THENCE NORTH 07°41'58" WEST, A DISTANCE OF 8.74 FEET TO A POINT ON SAID NORTHEAST RIGHT-OF-WAY LINE;
THENCE SOUTH 45°29'00" EAST ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 13.72 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PARCEL B:

COMMENCING AT THE SOUTH CORNER OF PARCEL 2 OF SAID RIGHT-OF-WAY VACATION; THENCE NORTH 45°29'00" WEST ALONG THE SOUTHWEST LINE OF SAID RIGHT-OF-WAY VACATION AND CONTINUING ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF 18TH ST., A DISTANCE OF 29.25 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 83°43'05" WEST, A DISTANCE OF 6.13 FEET;
THENCE NORTH 07°40'51" WEST, A DISTANCE OF 6.19 FEET TO A POINT ON SAID NORTHEAST RIGHT-OF-WAY LINE;
THENCE SOUTH 45°29'00" EAST ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 9.71 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PARCEL C:

COMMENCING AT THE SOUTH CORNER OF PARCEL 2 OF SAID RIGHT-OF-WAY VACATION; THENCE NORTH 44°18'02" EAST ALONG THE SOUTHEAST LINE OF SAID RIGHT-OF-WAY VACATION, A DISTANCE OF 53.35 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 44°18'02" EAST CONTINUING ALONG SAID SOUTHEAST LINE, A DISTANCE OF 24.85 FEET;
THENCE SOUTH 19°42'27" WEST, A DISTANCE OF 13.66 FEET;
THENCE SOUTH 68°53'34" WEST, A DISTANCE OF 13.66 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PARCEL D:

COMMENCING AT THE SOUTH CORNER OF PARCEL 2 OF SAID RIGHT-OF-WAY VACATION; THENCE SOUTH 89°02'33" EAST, A DISTANCE OF 15.35 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 44°18'02" EAST, A DISTANCE OF 3.50 FEET;

THENCE SOUTH 45°41'58" EAST, A DISTANCE OF 4.80 FEET;

THENCE SOUTH 44°18'02" WEST, A DISTANCE OF 3.50 FEET;

THENCE NORTH 45°41'58" WEST, A DISTANCE OF 4.80 FEET TO THE POINT OF BEGINNING.

SAID PARCELS CONTAIN A TOTAL OF 143 SQUARE FEET OR 0.003 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTHEAST LINE OF PARCEL 2 OF THE RIGHT-OF-WAY VACATION RECORDED AT RECEPTION NO. 2006197704 AND 2010152058 IN THE CITY AND COUNTY OF DENVER OFFICE OF CLERK AND RECORDER ASSUMED TO BEAR NORTH 44°18'02" EAST.

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