

2012-0159-05-001

**LEGAL DESCRIPTION OF  
RIGHT OF WAY**

**A PART OF BLOCK 1, MANCHESTER HEIGHTS, SITUATED IN THE NE 1/4  
OF SECTION 21, T4S, R68W, OF THE 6TH P.M.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO**

A PORTION OF LOTS 1 THRU 14, BLOCK 1, MANCHESTER HEIGHTS, SITUATED IN THE NE 1/4  
OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 21; FROM WHENCE THE  
EAST 1/16 CORNER OF SAID SECTION 21 BEARS N89°58'24"E  
A DISTANCE OF 1329.99 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 37°12'03" EAST A DISTANCE OF 49.68 FEET TO THE NORTH LINE OF SAID  
EASEMENT AND THE TRUE POINT OF BEGINNING;  
THENCE NORTH 90°00'00" EAST A DISTANCE OF 22.35 FEET;  
THENCE SOUTH 68°03'01" WEST A DISTANCE OF 9.00 FEET;  
THENCE SOUTH 00°02'04" WEST A DISTANCE OF 346.64 FEET;  
THENCE SOUTH 90°00'00" WEST A DISTANCE OF 14.00 FEET;  
THENCE NORTH 00°02'04" EAST A DISTANCE OF 350.00 FEET;

TO THE TRUE POINT OF BEGINNING.

CONTAINING: 4914 SQUARE FEET OR 0.113 ACRES OF LAND, MORE OR LESS.

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PREPARED BY:  
JEFFREY J. MACKENNA P.L.S. 34183 DATE:10/17/2013  
FOR FALCON SURVEYING, INC.