

VACATION LEGAL DESCRIPTION

ALL OF THOSE PORTIONS OF 17TH ST., 18TH ST., PECOS ST., PLATTE ST., AND THE PUBLIC ALLEY LYING WITHIN THE FOLLOWING DESCRIBED PARCEL OF LAND:

PART OF KASSERMANS ADDITION TO DENVER AND CENTRAL SUBDIVISION LOCATED IN THE SOUTH HALF OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE 20.00 FOOT RANGE LINE IN PLATTE STREET AND THE 21.50 FOOT RANGE LINE IN 17TH STREET IN SAID KASSERMAN'S ADDITION, WHENCE SAID 20.00 FOOT RANGE LINE IN PLATTE STREET BEARS NORTH 44°53'40" EAST WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID 20.00 FOOT RANGE LINE;

THENCE NORTH 25°54'09" EAST, 49.16 FEET TO A POINT BEING 46.50 FEET NORTHEASTERLY OF SAID 21.5 FOOT RANGE LINE AND 16.00 FEET NORTHWESTERLY OF SAID 20.00 FOOT RANGE LINE AND LYING ON THE SOUTHEASTERLY EXTENTION OF THE LINE OF THE VALLEY HIGHWAY AS DEDICATED BY ORDINANCE NO. 3 SERIES OF 1962, AND BEING THE **POINT OF BEGINNING**.

THENCE NORTH 45°08'14" WEST, ALONG SAID EXTENSION AND ALONG SAID VALLEY HIGHWAY, 159.02 FEET;

THENCE DEPARTING SAID VALLEY HIGHWAY, NORTH 47°28'13" EAST, 117.52 FEET;

THENCE NORTH 53°57'06" EAST, 159.85 FEET;

THENCE NORTH 59°37'13" EAST, 88.17 FEET;

THENCE NORTH 65°49'33" EAST, 144.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 89.97 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 84°05'27" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°10'10" AN ARC LENGTH OF 61.51 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 45°04'44" EAST, 8.87 FEET TO A POINT ON SAID VALLEY HIGHWAY;

THENCE ALONG SAID VALLEY HIGHWAY, SOUTH 44°53'40" WEST, 217.43 FEET;

THENCE CONTINUING ALONG SAID VALLEY HIGHWAY, SOUTH 56°59'07" WEST, 52.52 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT NORTHWESTERLY 16.00 FEET FROM SAID HEREINABOVE DESCRIBED 20.00 FOOT RANGE LINE;

THENCE DEPARTING SAID VALLEY HIGHWAY ALONG SAID PARALLEL LINE, SOUTH 44°53'40" WEST, 205.98 FEET TO THE **POINT OF BEGINNING**.