

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PART OF THE ALLY VACATED BY ORDINANCE NO. 53, SERIES OF 1938, IN BLOCK 10, TABOR AND KINDEL'S SUBDIVISION AT BLOCKS 10 AND 11, SLOAN LAKE SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 18, BLOCK 10, TABOR AND KINDEL'S SUBDIVISION AT BLOCKS 10 AND 11, SLOAN LAKE SUBDIVISION, AND CONSIDERING THE WEST LINE OF SAID BLOCK 10, TO BEAR NORTH 00°22'15" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE NORTH 89°47'58" EAST ALONG THE SOUTH LINE OF SAID LOT 18, A DISTANCE OF 117.02 FEET TO THE WESTERLY LINE OF SAID VACATED ALLEY AND THE POINT OF BEGINNING;

THENCE NORTH 00°21'52" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 255.13 FEET;

THENCE NORTH 89°47'25" EAST A DISTANCE OF 12.00 FEET TO THE EASTERLY LINE OF SAID VACATED ALLEY;

THENCE SOUTH 00°21'52" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 297.14 FEET;

THENCE SOUTH 89°48'01" WEST A DISTANCE OF 6.00 FEET TO THE CENTERLINE OF SAID VACATED ALLEY;

THENCE NORTH 00°21'52" WEST ALONG SAID CENTERLINE A DISTANCE OF 42.01 FEET;

THENCE SOUTH 89°47'58" WEST A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS AN AREA OF 3,314 SQUARE FEET, OR 0.076 ACRES, MORE OR LESS.

THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.