

FRANKLIN STREET VACATION

A PORTION OF FRANKLIN STREET RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH-SOUTH CENTER LINE OF SECTION 14 TO BEAR NORTH 00°20'34" EAST, A DISTANCE OF 2,657.09 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION T3S R68W 1/4 S14 S23 1994 PLS 23521" AT THE SOUTH QUARTER CORNER OF SECTION 14 AND A FOUND 2" BRASS CAP STAMPED "T3S R68W C 1/4 S14 1996 LS 17650" AT THE CENTER QUARTER CORNER OF SECTION 14, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 14; THENCE SOUTH 02°15'42" EAST, A DISTANCE OF 660.20 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FRANKLIN STREET AND THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 00°20'34" WEST, A DISTANCE OF 436.56 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FRANKLIN STREET;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°02'39" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FRANKLIN STREET;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 00°20'34" EAST, A DISTANCE OF 251.15 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE 195.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 483.00 FEET, AN INCLUDED ANGLE OF 23°12'10" AND SUBTENDED BY A CHORD BEARING NORTH 18°19'59" EAST, A DISTANCE OF 194.26 FEET TO THE POINT OF BEGINNING;

CONTAINING 19,351 SQ. FT. OR 0.44 ACRES, MORE OR LESS.