

A PORTION OF VACATED S. HARRISON ST. PER ORDINANCE 524 SERIES 1987, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 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 NORTHEAST CORNER OF SAID SECTION 13; THENCE ALONG THE NORTH LINE OF THE N.E. QUARTER OF SAID SECTION 13, S89°39'23"W A DISTANCE OF 215.98 FEET TO THE EASTERLY LINE OF SAID VACATED S. HARRISON ST. BEING THE POINT OF BEGINNING;
THENCE ALONG SAID EASTERLY LINE, S00°18'57"E A DISTANCE OF 131.37 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 46;
THENCE ALONG SAID EASTERLY EXTENSION OF THE SOUTHERLY LINE S89°43'42"W A DISTANCE OF 9.50 FEET TO THE WESTERLY LINE OF SAID VACATED S. HARRISON ST.;
THENCE ALONG SAID WESTERLY LINE N00°18'57"W A DISTANCE OF 131.36 FEET TO SAID NORTH LINE OF THE N.E. QUARTER;
THENCE CONTINUING ALONG SAID WESTERLY LINE, N00°15'55"W A DISTANCE OF 105.61 FEET TO THE NORTH LINE OF SAID VACATED S. HARRISON ST.;
THENCE ALONG SAID NORTH LINE OF VACATED S. HARRISON ST. N89°49'01"E A DISTANCE OF 9.50 FEET TO SAID EASTERLY LINE OF VACATED S. HARRISON ST.;
THENCE ALONG SAID EASTERLY LINE, S00°15'55"E A DISTANCE OF 105.58 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 0.052 ACRES (2,251 SQUARE FEET), MORE OR LESS.

ALL DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARING: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR NORTH 89°39'22" EAST AND MONUMENTED BY A FOUND 3 1/4" ALUMINUM CAP, PLS #36068 IN RANGE BOX AT THE NORTH QUARTER CORNER AND A FOUND 3 1/4" ALUMINUM CAP PLS #11434 IN RANGE BOX AT THE NORTHEAST CORNER.