

RIGHT-OF-WAY DEDICATION DESCRIPTION

A PORTION OF THAT PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 9900168177 IN THE RECORDS OF THE CLERK AND RECORD OF THE CITY AND COUNTY OF DENVER; SITUATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 9900168177, MONUMENTED AS SHOWN HEREON AND ASSUMED TO BE S 00°58'00" E.

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL RECORDED UNDER RECEPTION NUMBER 9900168177;

THENCE N 90°00'00" W, ALONG THE NORTH RIGHT-OF-WAY OF WEST EVANS AVENUE A DISTANCE OF 200.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SOUTH LIPAN STREET;

THENCE N 00°58'00" W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 7.44 FEET;

THENCE S 45°58'00" E A DISTANCE OF 6.39 FEET;

THENCE N 90°00'00" E A DISTANCE OF 195.48 FEET TO A POINT ON THE EAST BOUNDARY OF SAID PARCEL RECORDED UNDER RECEPTION NUMBER 9900168177;

THENCE S 00°58'00" E, ALONG SAID EAST BOUNDARY, A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING.

CONTAINS A CALCULATED AREA OF 610 SQUARE FEET MORE OR LESS.