

## DESCRIPTION:

A PORTION OF THOSE PARCELS VACATED IN CITY OF DENVER ORDINANCE NO. 300, SERIES OF 2006, SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 5 AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 TO BEAR NORTH 89°54'14" EAST, AS MONUMENTED BY SAID NORTH QUARTER CORNER OF SAID SECTION 5, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 11434", AND BY THE NORTHEAST CORNER OF SAID SECTION 5, BEING A 3-1/4" ALUMINUM CAP STAMPED "LS 13155", WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 24°22'12" EAST A DISTANCE OF 600.61 FEET TO A POINT ON THE WEST LINE OF THAT PORTION OF ELIOT STREET VACATED IN SAID ORDINANCE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 86°17'32" EAST A DISTANCE OF 318.04 FEET;

THESE SOUTH 03°42'28" EAST A DISTANCE OF 20.13 TO THE NORTHEAST CORNER OF LOT 27, JACOB'S ADDITION TO HIGHLANDS;

THENCE ALONG THE NORTH LINES OF SAID LOT 27 AND LOT 28, JACOB'S ADDITION TO HIGHLANDS SOUTH 86°25'37" WEST A DISTANCE OF 260.05 FEET TO THE NORTHWEST CORNER OF SAID LOT 28;

THENCE ALONG THE EAST RIGHT OF WAY LINE OF THAT PORTION OF ELIOT STREET VACATED IN SAID ORDINANCE NO. 300 SOUTH 37°21'00" WEST A DISTANCE OF 198.49 FEET TO THE SOUTHWEST CORNER OF LOT 29, JACOB'S ADDITION TO HIGHLANDS;

THENCE CONTINUING ALONG THE EAST RIGHT OF WAY LINE OF THAT PORTION OF ELIOT STREET VACATED IN SAID ORDINANCE NO. 300 SOUTH 03°33'52" EAST A DISTANCE OF 75.13 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST HOWARD PLACE;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF WEST HOWARD PLACE THE FOLLOWING 4 COURSES AND DISTANCES:

- 1) SOUTH 86°00'27" WEST A DISTANCE OF 8.20 FEET;
- 2) SOUTH 41°00'27" WEST A DISTANCE OF 4.24 FEET;
- 3) SOUTH 86°00'27" WEST A DISTANCE OF 30.49 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
- 4) 38.59 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 40°12'03", AND A CHORD WHICH BEARS NORTH 73°53'31" WEST, 37.80 FEET;

THENCE ALONG THE WEST LINE OF SAID PORTION OF ELIOT STREET VACATED IN SAID ORDINANCE NO. 300 NORTH 05°27'51" EAST A DISTANCE OF 67.34 FEET;

THENCE CONTINUING ALONG THE WEST LINE OF SAID PORTION OF ELIOT STREET VACATED IN SAID ORDINANCE NO. 300 NORTH 35°52'21" EAST A DISTANCE OF 218.27 FEET TO THE POINT OF BEGINNING.  
CONTAINING 22,576 SQUARE FEET (0.518 ACRES), MORE OR LESS.