

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING THE VACATED ALLEY, 16.5 FEET IN WIDTH, IN BLOCK 257 OF WEST DENVER SUBDIVISION, VACATED PER ORDINANCE NO. 43 SERIES OF 1914 RECORDED IN THE OFFICES OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 33, 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:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 5TH STREET (80 FEET IN WIDTH) AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WALNUT STREET (80 FEET IN WIDTH); THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF WALNUT STREET N59°33'47"E, A DISTANCE OF 131.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE N59°33'47"E, A DISTANCE OF 16.50 FEET; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE S30°31'14"E, A DISTANCE OF 398.41 FEET TO THE NORTHWESTERLY LINE OF VACATED LARIMER STREET (80 FEET IN WIDTH); THENCE ALONG SAID NORTHWESTERLY LINE S59°35'12"W, A DISTANCE OF 16.50 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE N30°31'14"W, A DISTANCE OF 398.40 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 6,574 SQUARE FEET OR 0.151 ACRE, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTHEAST RIGHT-OF-WAY LINE OF VACATED LARIMER STREET. ASSUMED TO BEAR S59°35'12"W.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.