

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 40°39'51" EAST A DISTANCE OF 906.18 FEET TO THE SOUTHWEST CORNER OF LOT 26, JACOB'S ADDITION TO HIGHLANDS, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINES OF LOTS 26 AND 25, JACOB'S ADDITION TO HIGHLANDS, NORTH 86°25'44" EAST A DISTANCE OF 117.42 FEET;

THENCE LEAVING SAID SOUTH LINE OF SAID LOT 25 SOUTH 03°14'18" EAST A DISTANCE OF 8.85 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE 7.17 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 6°50'36", AND A CHORD WHICH BEARS SOUTH 00°11'00" WEST, A CHORD LENGTH OF 7.16 FEET TO A POINT ON THE SOUTH LINE OF A 16 FOOT WIDE ALLEY VACATED BY ORDINANCE RECORDED AT RECEPTION NO. 2006077095, DENVER COUNTY RECORDS;

THENCE ALONG SAID SOUTH LINE OF SAID ALLEY SOUTH 86°25'44" WEST A DISTANCE OF 116.99 FEET;

THENCE LEAVING SAID SOUTH LINE OF SAID ALLEY NORTH 03°14'16" WEST A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,878 SQUARE FEET (0.043 ACRES), MORE OR LESS.