

A PERPETUAL NON—EXCLUSIVE EASEMENT RESERVED BY THE CITY AND COUNTY OF DENVER BY ORDINANCE 2017-0153, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING THE 16.00 FOOT WIDE VACATED ALLEY ADJACENT TO LOTS 11 THROUGH 23 OF BLOCK 17 OF EAST DENVER, ACCORDING TO THE OFFICIAL MAP THEREOF RECORDED FEBRUARY 24, 1876 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF DENVER IN BOOK 1 PAGE 14, SAID ALLEY VACATED BY SAID ORDINANCE 2017-0153, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTHWESTERLY LINE OF LOTS 17 THROUGH 20 OF SAID BLOCK 17, TO BEAR NORTH 45°00'00" EAST, A DISTANCE OF 100.00 FEET BETWEEN A FOUND 2" ALUMINUM DISC WITH MAG NAIL, STAMPED "FLATIRONS SURVEYING LS 16406" AT THE MOST WESTERLY CORNER OF LOT 17 AND A FOUND 3/4" BRASS TAG, STAMPED "FSI 16406" AT A 2.0' OFFSET TO THE MOST NORTHERLY CORNER OF LOT 20, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**BEGINNING** AT SAID WESTERLY MOST CORNER OF LOT 17;

THENCE NORTH 45°00'00" EAST, ALONG SAID NORTHWESTERLY LINE OF LOTS 17 THROUGH 20, A DISTANCE OF 100.00 FEET;

THENCE NORTH 45°00'00" WEST, A DISTANCE OF 16.00 FEET TO THE EASTERLY MOST CORNER OF LOT 13;

THENCE SOUTH 45°00'00" WEST, ALONG THE SOUTHEASTERLY LINE OF LOTS 13 THROUGH 16, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 16.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 1,600 SQUARE FEET OR (0.03673 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.