

LAND DESCRIPTION

ALL OF THAT 16' ALLEY AS DESCRIBED IN BOOK 2848, PAGE 695, AND VACATED BY ORDINANCE 400 OF SERIES 1983, LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, 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:

CONSIDERING THE 30' RANGE LINE OF MORRISON ROAD TO BEAR NORTH $41^{\circ}16'28''$ EAST, A DISTANCE OF 482.24 FEET BETWEEN FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAPS STAMPED "PLS 34592" IN RANGE BOXES AT THE INTERSECTION OF MORRISON ROAD AND MILE HIGH STADIUM CIRCLE AND AT THE INTERSECTION OF MORRISON ROAD AND WEST COLFAX AVENUE, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID #6 REBAR WITH 3 1/4" ALUMINUM CAP AT THE INTERSECTION OF MILE HIGH STADIUM CIRCLE AND MORRISON ROAD; THENCE ALONG SAID 30' RANGE LINE, NORTH $41^{\circ}16'28''$ EAST, A DISTANCE OF 276.96 FEET; THENCE SOUTH $48^{\circ}43'32''$ EAST, A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF MORRISON ROAD AND THE SOUTHERLY LINE OF LOT 1, JACOB'S ADDITION TO HIGHLAND, AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1, NORTH $86^{\circ}24'58''$ EAST, A DISTANCE OF 73.06 FEET TO A POINT ON THE WESTERLY LINE OF LOT 8, ASHTON; THENCE ALONG SAID WESTERLY LINE OF LOT 8, SOUTH $00^{\circ}05'46''$ EAST, A DISTANCE OF 16.03 FEET TO THE NORTHEASTERLY CORNER OF LOT 20, SAID JACOB'S ADDITION TO HIGHLAND; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 20, SOUTH $86^{\circ}24'58''$ WEST, A DISTANCE OF 88.01 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY OF MORRISON ROAD; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY OF MORRISON ROAD, NORTH $41^{\circ}16'28''$ EAST, A DISTANCE OF 22.57 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,289 SQ. FT. OR 0.03 ACRES, MORE OR LESS.