

LEGAL DESCRIPTION

A PORTION OF THE 16.50 FOOT ALLEY SITUATED IN BLOCK 284, WEST DENVER RECORDED JUNE 29, 1865 IN BOOK 1, AT PAGE 1B IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, LYING IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00°17'33" WEST, A DISTANCE OF 99.75 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID 16.50 FOOT ALLEY, AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID WEST LINE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY, NORTH 00°17'33" WEST, A DISTANCE OF 32.73 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF SAID 16.50 FOOT ALLEY;

THENCE DEPARTING SAID WEST LINE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, SOUTH 30°34'03" EAST, A DISTANCE OF 43.42 FEET TO THE NORTHERLY RIGHT-OF-WAY OF THE COLFAX-LARIMER VIADUCT AND A LINE PARALLEL WITH AND DISTANT 95.00 FEET NORTHERLY TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY AND SAID PARALLEL LINE SOUTH 89°45'55" WEST, A DISTANCE OF 19.12 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY AND SAID PARALLEL LINE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY NORTH 30°34'03" WEST, A DISTANCE OF 5.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.009 ACRES, (404 SQUARE FEET), MORE OR LESS.