

LEGAL DESCRIPTION

A PORTION OF THE PUBLIC RIGHT OF WAY IN WELTON STREET ADJACENT TO BLOCK 175, EAST DENVER; SITUATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS OF THIS DESCRIPTION IS S45°17'43"E BETWEEN TWO FOUND CHISELED CROSSES ON 4'x4' OFFSETS TO THE WEST CORNER OF SAID BLOCK 175 AND THE SOUTH CORNER OF SAID BLOCK 175, RESPECTIVELY;

BEGINNING AT THE WEST CORNER OF LOT 16 OF SAID BLOCK 175; THENCE N45°17'43"W A DISTANCE OF 4.50 FEET; THENCE N44°46'14"E, PARALLEL WITH THE NORTHWEST LINE OF SAID BLOCK 175, A DISTANCE OF 154.60 FEET; THENCE S45°13'46"E A DISTANCE OF 4.50 FEET TO A POINT ON THE NORTHWEST LINE OF SAID BLOCK 175; THENCE S44°46'14"W, ALONG THE NORTHWEST LINE OF SAID BLOCK 175, A DISTANCE OF 154.60 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 696 SQUARE FEET, 0.016 ACRES, MORE OR LESS.