

51<sup>ST</sup> AVENUE VACATION

A PORTION OF 51ST AVENUE RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 3 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 NORTH-SOUTH CENTER LINE OF SECTION 14 TO BEAR NORTH 00°20'34" EAST, A DISTANCE OF 2,657.09 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION T3S R68W 1/4 S14 S23 1994 PLS 23521" AT THE SOUTH QUARTER CORNER OF SECTION 14 AND A FOUND 2" BRASS CAP STAMPED "T3S R68W C 1/4 S14 1996 LS 17650" AT THE CENTER QUARTER CORNER OF SECTION 14, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 14; THENCE SOUTH 02°15'42" EAST, A DISTANCE OF 660.20 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FRANKLIN STREET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 00°20'34" WEST, A DISTANCE OF 376.56 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 51ST AVENUE AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89°02'39" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERLY LINE OF VACATED 51ST AVENUE PER ORDINANCE NO. 18, SERIES 1919;

THENCE ALONG SAID WESTERLY LINE, SOUTH 00°20'34" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 51ST AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°02'39" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FRANKLIN STREET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 00°20'34" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 3,000 SQ. FT. OR 0.07 ACRES, MORE OR LESS.