

## **PARCEL DESCRIPTION**

A TRACT OF LAND BEING A PORTION OF DEDICATED 15<sup>TH</sup> STREET, SITUATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHERNMOST CORNER OF LOT 1, BLOCK 3, OF THE COMMONS SUBDIVISION – FILING NO. 1, RECORDED UNDER RECEPTION NO. 2000085197.

THENCE NORTH 45°27'06" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 3, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF 15<sup>TH</sup> STREET, A DISTANCE OF 208.85 FEET;

THENCE SOUTH 44°32'54" WEST, DEPARTING THE SOUTHWESTERLY LINE OF BLOCK 3 AND ENTERING INTO 15<sup>TH</sup> STREET RIGHT-OF-WAY, A DISTANCE OF 0.80 FEET TO **THE POINT OF BEGINNING**;

THENCE SOUTH 45°27'06" EAST, ALONG A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF BLOCK 3, A DISTANCE OF 22.60 FEET;

THENCE SOUTH 44°32'54" WEST, A DISTANCE OF 14.48 FEET;

THENCE NORTH 45°27'06" WEST, A DISTANCE OF 22.60 FEET;

THENCE NORTH 44°32'54" EAST, A DISTANCE OF 14.48 FEET **TO POINT OF BEGINNING**.

CONTAINING 327 SQUARE FEET (0.008 ACRES) MORE OR LESS.

**BASIS OF BEARINGS:** BASED ON THE SOUTHWESTERLY LINE OF LOT 1, BLOCK 3, OF THE COMMONS SUBDIVISION – FILING NO. 1, RECORDED UNDER RECEPTION NO. 2000085197. SAID LINE BEING MONUMENTED TO THE SOUTHEAST BY A 1.5" ALUMINUM CAP STAMPED "LS 24313" AND TO THE NORTHWEST BY A # 5 REBAR, BEARING NORTH 45°27'06" WEST, WITH ALL BEARINGS RELATIVE HEREON.