

RELINQ-0000005-001

Land Description:

A tract or parcel of land being a portion of Albion Street as described in Ordinance No. 25, Series of 1924, between the north line of 13th Avenue and the south line of 14th Avenue and lying between Block Seven (7) and Eight (8) in Bellevue West, recorded in Plat Book 8 at Page 72 in the City and County of Denver Clerk and Recorder's Office, located in the Northwest Quarter of Section 6, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, said tract or parcel being more particularly described as follows:

For the purpose of this description the bearings are referenced to the 20' Range line along Albion Street (vacated) between the intersections at E. 14th Avenue and E. 13th Avenue, bearing South 00°08'43" West, a distance of 654.11 feet (654.78' per CCD records). Monumented by a #6 rebar in a range box at the intersection at E. 14th Avenue and Albion Street (vacated) and by a 2" Aluminum Cap, illegible, on a #6 rebar in a range box at the intersection at E. 13th Avenue and Albion Street (vacated).

Commencing at the range point at the intersection of E. 14th Avenue and Albion Street (vacated);

THENCE South 00°08'43" West, a distance of 40.00 feet along the 20' Range Line along Albion Street (vacated) to the south right of way line of E. 14th Avenue and the Point of Beginning;

THENCE North 89°58'06" East, along said south right of way line, a distance of 40.00 feet to the northwest corner of said Block 7;

THENCE South 00°08'43" West, along the west line of said Block 7, a distance of 590.10 feet to the north line of that strip of land described at Reception No. 2012093818;

THENCE South 89°56'48" West, along said north line, a distance of 40.00 feet to a point on said 20' Range Line;

THENCE continuing along said north line South 89°56'48" West, a distance of 16.79 feet;

THENCE South 00°08'43" West, a distance of 4.00 feet to the north right of way line of E. 13th Avenue;

THENCE South 89°56'48" West, along said north line, a distance of 3.21 feet to the southeast corner of said Block 8;

THENCE North 00°08'43" East, along the east line of said Block 8, a distance of 594.12 feet to said south right of way line of E. 14th Avenue and the northeast corner of said Block 8;

THENCE North 89°57'44" East, along said south line, a distance of 20.00 feet to the Point of Beginning.

Containing 35419 Square Feet or 0.813 Acres, more or less.