

LEGAL DESCRIPTION

A PORTION OF THE SE 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH,
RANGE 68 WEST OF THE 6TH P.M., BLOCK 16, BURLINGTON CAPITAL HILL
ADDITION, ORDINANCE 130 SERIES 1928, DATED SEPTEMBER 28, 1928
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

DESCRIBED AS FOLLOWS: LOTS 1 THROUGH 8 AND LOTS 23 THROUGH 40,
TOGETHER WITH THE NORTH 174.17 FEET OF ALLEY IN BLOCK 16 VACATED BY
ORDINANCE NO. 280 SERIES OF 1978, BLOCK 16, BURLINGTON CAPITOL HILL
ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, CITY AND COUNTY OF
DENVER, STATE OF COLORADO.

EXCEPT THOSE PARTS OF LOTS 33 AND 34, BLOCK 16, BURLINGTON CAPITOL
HILL ADDITION, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF LOT 34, BLOCK 16, BURLINGTON
CAPITOL HILL ADDITION, SAID POINT BEING 1.18 FEET NORTH OF THE
SOUTHWEST CORNER THEREOF; THENCE EASTERLY AND PARALLEL WITH
SOUTH LINE OF SAID LOT 34, A DISTANCE OF 125 FEET TO A POINT ON THE EAST
LINE OF SAID LOT 34, SAID POINT BEING 1.18 FEET NORTH OF THE SOUTHEAST
CORNER THEREOF, THENCE SOUTHERLY ALONG THE EAST LINE OF LOTS 33 AND
34 SAID BLOCK 16, 25 FEET; THENCE WESTERLY AND PARALLEL WITH THE
SOUTH LINE OF SAID LOT 33, 125 FEET TO THE WEST LINE OF SAID LOT 33;
THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOTS 33 AND 34, 25 FEET
TO THE POINT OF BEGINNING,

AND EXCEPT THE NORTH 5.0 FEET OF LOTS 1 AND 40, BLOCK 16, BURLINGTON
CAPITOL HILL ADDITION, AND THE VACATED ALLEY ADJACENT TO SAID NORTH
5.0 FEET OF SAID LOTS 1 AND 40 AS DEEDED TO THE CITY AND COUNTY OF
DENVER IN DEED RECORDED AUGUST 7, 1978 IN BOOK 1720 AT PAGE 446, CITY
AND COUNTY OF DENVER, STATE OF COLORADO.

PREPARED BY:
JEFFREY J. MACKENNA P.L.S. 34183 DATE:04/08/2014
FOR FALCON SURVEYING, INC.
9940 W. 25TH AVE., LAKEWOOD CO 80215