

A PARCEL OF LAND BEING A PORTION OF THAT ALLEY VACATED PER ORDINANCE NO. 202, SERIES OF 1956 IN BLOCK 15, SOUTH CAPITOL HILL, SITUATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 44, SAID BLOCK 15;

THENCE SOUTH 00°08'09" WEST ALONG THE EAST LINE OF SAID ALLEY, A DISTANCE OF 379.56 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LEETSDALE DRIVE;
THENCE NORTH 76°29'37" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 15.42 FEET TO THE WEST LINE OF SAID ALLEY;
THENCE NORTH 00°08'09" EAST ALONG SAID WEST LINE, A DISTANCE OF 375.97 FEET TO THE NORTHEAST CORNER OF LOT 5, SAID BLOCK 15;
THENCE SOUTH 89°57'14" EAST, A DISTANCE OF 15.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 5,667 SQUARE FEET OR 0.13 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED AT THE NORTHEAST SIXTEENTH CORNER BY A 2.5" ALUMINUM CAP PLS 36062 AND AT THE NORTH SIXTEENTH CORNER WITH 3.25" ALUMINUM CAP PLS 33200, ASSUMED TO BEAR NORTH 90°00'00" EAST.