

A PARCEL OF LAND BEING A PORTION OF SOUTH GLENCOE STREET VACATED PER ORDINANCE 434, SERIES OF 1979 BETWEEN BLOCK 15 AND BLOCK 16, 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 5, SAID BLOCK 15;

THENCE SOUTH 00°06'13" WEST ALONG THE EAST LINE OF SAID VACATED SOUTH GLENCOE STREET, A DISTANCE OF 346.08 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LEETSDALE DRIVE;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES

- 1) NORTH 76°29'37" WEST, A DISTANCE OF 33.41 FEET;
- 2) NORTH 00°06'13" EAST, A DISTANCE OF 18.04 FEET;
- 3) NORTH 76°30'31" WEST, A DISTANCE OF 33.41 FEET TO THE WEST LINE OF SAID VACATED SOUTH GLENCOE STREET;

THENCE NORTH 00°06'13" EAST ALONG SAID WEST LINE, A DISTANCE OF 312.49 FEET TO THE NORTHEAST CORNER OF LOT 44, SAID BLOCK 16;
THENCE SOUTH 89°57'14" EAST, A DISTANCE OF 65.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 21,403 SQUARE FEET OR 0.49 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.