

A PARCEL OF LAND AS DESCRIBED BEING THE VACATED NORTH 125 FEET OF THE ALLEY IN BLOCK 3, PIERSON'S ADDITION TO DENVER PER ORDINANCE NO. 438, SERIES OF 1990 RECORDED UNDER RECEPTION NUMBER R-90-0070710 (1990070710) AND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT IN THE INTERSECTION OF NEWTON STREET AND WEST 16TH AVENUE BEING A FOUND 2.5" ALUMINUM CAP "PLS 34183" FROM WHENCE THE RANGE POINT IN THE INTERSECTION OF LOWELL BOULEVARD AND WEST 16TH AVENUE BEING A FOUND 2" ALUMINUM CAP "PLS 37066" BEARS NORTH 89°48'03" EAST, A DISTANCE OF 702.89 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 32°59'39" EAST, A DISTANCE OF 309.52 FEET TO THE SOUTHEAST CORNER OF LOT 5 OF SAID BLOCK 3 AND THE POINT OF BEGINNING;

THENCE NORTH 00°18'25" WEST ALONG THE WEST LINE OF SAID ALLEY, A DISTANCE OF 125.00 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK 3;

THENCE NORTH 89°48'03" EAST ALONG THE NORTH LINE OF SAID BLOCK 3, A DISTANCE OF 14.00 FEET TO THE NORTHWEST CORNER OF LOT 28 OF SAID BLOCK 3;

THENCE SOUTH 00°18'25" EAST ALONG THE EAST LINE OF SAID ALLEY, A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER OF LOT 24 OF SAID BLOCK 3;

THENCE SOUTH 89°48'03" WEST, A DISTANCE OF 14.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5 AND THE TRUE POINT OF BEGINNING.

CONTAINING 1,750 SQUARE FEET OR 0.040 ACRES OF LAND, MORE OR LESS.

