DESCRIPTION

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 4 SOUTH,
RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

DESCRIPTION

A PARCEL OF LAND BEING THE ALLEY IN BLOCK 51, FIRST ADDITION TO THE BYERS' SUBDIVISION, VACATED BY ORDINANCE 91 SERIES OF 1903 RECORDED IN BOOK 1581 AT PAGE 309, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 51, FIRST ADDITION TO THE BYERS' SUBDIVISION, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE ALLEY IN SAID BLOCK 51;

THENCE SOUTH 00'01'31" EAST ALONG THE EAST LINE OF SAID BLOCK 51, A DISTANCE OF 12.00 FEET TO THE SOUTHEAST CORNER OF SAID ALLEY;

THENCE SOUTH 89'59'46" WEST ALONG THE SOUTH LINE OF SAID ALLEY, A DISTANCE OF 534.44 FEET TO THE NORTHWEST LINE OF SAID SUBDIVISION;

THENCE NORTH 71"09'04" EAST ALONG SAID NORTHWEST LINE, A DISTANCE OF 37.15 FEET TO THE NORTH LINE OF SAID ALLEY;

THENCE NORTH 89'59'46" EAST ALONG THE NORTH LINE OF SAID ALLEY, A DISTANCE OF 499.28 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 6,202 SQUARE FEET OR 0.14 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF BLOCK 51, FIRST ADDITION TO THE BYERS' SUBDIVISION, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ASSUMED TO BEAR SOUTH 00'01'31" EAST.