

A PORTION OF A 10 FOOT UTILITY EASEMENT DEDICATED BY THE PLAT OF VESTALS SUNSET TERRACE FILING NO. 4 AS RECORDED ON APRIL 2, 1956 AT BOOK 23, PAGE 5 AT THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE. SITUATED IN LOT 2 AND LOT 3, VESTALS SUNSET TERRACE FILING NO. 6 AS RECORDED ON FEBRUARY 4, 2016 AT RECEPTION NO. 2016013674 AT SAID CLERK AND RECORDER'S OFFICE, BEING A PART OF THE SOUTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY MOST CORNER OF SAID LOT 2, WHENCE THE WEST LINE OF SAID LOTS 2 AND 3, ALSO BEING A PORTION OF THE WESTERLY LINE OF SAID VESTALS SUNSET TERRACE FILING NO. 6, BEARS NORTH 00°00'00" EAST AS SHOWN ON THE PLAT OF SAID VESTALS SUNSET TERRACE FILING NO. 6, SAID LINE BEING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE ALONG A SOUTHERLY LINE OF SAID LOT 2, NORTH 89°59'53" EAST, A DISTANCE OF 17.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE THROUGH SAID LOTS 2 AND 3 AND PARALLEL WITH THE WESTERLY LINE OF SAID LOTS 2 AND 3, NORTH 00°00'00" EAST, A DISTANCE OF 162.66 FEET TO A NORTHERLY LINE OF SAID LOT 3;

THENCE ALONG SAID NORTHERLY LINE OF LOT 3, NORTH 89°59'53" EAST, A DISTANCE OF 10.00 FEET TO THE COMMON CORNER OF SAID LOT 3 AND LOT 3 OF VESTALS SUNSET TERRACE FILING NO. 4;

THENCE THROUGH SAID LOTS 3 AND 2 OF SAID VESTALS SUNSET TERRACE FILING NO. 6 AND PARALLEL WITH THE WESTERLY LINE OF SAID LOTS 3 AND 2, SOUTH 00°00'00" EAST, A DISTANCE 162.66 FEET TO THE COMMON CORNER OF SAID LOT 2 AND LOT 5 OF SAID VESTALS TERRACE FILING NO. 4;

THENCE ALONG A SOUTHERLY LINE OF SAID LOT 2, SOUTH 89°59'53" WEST, A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1627 SQUARE FEET (0.04 ACRE), MORE OR LESS.