

LAND DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING THE VACATED ALLEY (VACATED BY ORDINANCE NO. 102 SERIES 1923 IN BOOK 5999 AT PAGE 23 OF THE CITY AND COUNTY OF DENVER RECORDS) LOCATED IN BLOCK 14, ST. VINCENT'S ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CITY AND COUNTY OF DENVER RANGE POINT BEING A 2.5" DIAMETER ALLOY CAP STAMPED PLS 29425 IN A CITY AND COUNTY OF DENVER SURVEY RANGE BOX LOCATED IN BRIGHTON BOULEVARD AT THE INTERSECTION OF BRIGHTON BOULEVARD AND VACATED 43RD STREET; THENCE S38°41'41"E, 186.15 FEET TO THE MOST NORTHERLY CORNER OF SAID VACATED ALLEY BEING THE TRUE POINT OF BEGINNING; THENCE S44°48'31"E ALONG THE NORTHEASTERLY LINE OF SAID VACATED ALLEY, 16.00 FEET TO THE MOST EASTERLY CORNER OF SAID VACATED ALLEY; THENCE S44°58'33"W ALONG THE SOUTHEASTERLY LINE OF SAID VACATED ALLEY, 133.88 FEET TO THE MOST SOUTHERLY CORNER OF SAID VACATED ALLEY; THENCE N44°47'52"W ALONG THE SOUTHWESTERLY LINE OF SAID VACATED ALLEY, 16.00 FEET TO THE MOST WESTERLY CORNER OF SAID VACATED ALLEY; THENCE N44°58'33"E ALONG THE NORTHWESTERLY LINE OF SAID VACATED ALLEY, 133.87 FEET TO THE TRUE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 2,142 SQUARE FEET OR 0.0492 ACRES MORE OR LESS.

BASIS OF BEARINGS: AN ASSUMED BEARING OF S44°58'33"W BEING A 20' RANGE LINE LOCATED IN BRIGHTON BOULEVARD BETWEEN TWO FOUND RANGE POINT MONUMENTS 1400.03 FEET APART. BOTH MONUMENTS BEING A 2.5" DIAMETER ALLOY CAP STAMPED PLS 29425 IN SURVEY RANGE BOXES; ONE AT THE INTERSECTION OF BRIGHTON BOULEVARD AND 40TH STREET AND THE OTHER AT THE INTERSECTION OF BRIGHTON BOULEVARD AND 43RD STREET.

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FOR AND ON BEHALF OF  
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