

A parcel of land located in the public right-of-way of Delgany Street adjacent to Lot 2, Block 1, The Commons Subdivision - Filing No. 3, situated in the Northeast Quarter of Section 33, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the range point at the intersection of 16th St and Delgany St, being monumented with a found 2" aluminum rock cap stamped "CCD RANGE POINT PLS 38198".
THENCE N45°02'28"W along the 20 foot range line in 16th St, a distance of 20.00 feet to the northeasterly prolongation of the northwesterly right-of-way line of Delgany St;

THENCE S44°57'22"W, along said northeasterly prolongation of the northwesterly right-of-way line of Delgany St, a distance of 68.58 feet to the POINT OF BEGINNING;

THENCE S45°02'38"E, a distance of 35.09 feet;

THENCE S10°58'21"W, a distance of 44.37 feet;

THENCE S40°27'41"W, a distance of 43.47 feet;

THENCE N65°16'06"W, a distance of 67.45 feet to said northwesterly right-of-way line;

THENCE N44°57'22"E, along said northwesterly right-of-way line, a distance of 103.44 feet to the POINT OF BEGINNING;

Containing 5,154 sq. ft. or 0.118 acres ±

Basis of Bearings:

The 20' range line in Delgany St being monumented with a found 2" aluminum cap in concrete stamped "CCD RANGE POINT PLS 38198" at the intersection of 16th St and Delgany St, and monumented with a found #8 rebar in range box at the intersection of 15th St and Delgany St, said line bears of S44°57'22"W.