

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF EAST 7TH AVENUE RIGHT OF WAY ADJOINING BLOCK 21, ARLINGTON HEIGHTS ADDITION TO DENVER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, 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:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 21, ALSO BEING THE INTERSECTION OF SAID EAST 7TH AVENUE AND SHERMAN STREET; THENCE ON THE SOUTH LINE OF SAID BLOCK 21, SOUTH 90°00'00" EAST, BEING THE ASSUMED BASIS OF BEARING HERETO MONUMENTED ON THE SOUTHWEST CORNER OF SAID BLOCK 21 BY AN 1.5" ALUMINUM CAP, ILLEGIBLE AND THE SOUTHEAST CORNER OF THE WEST 88.8 FEET OF LOT 23 WITH A #4 REBAR YELLOW CAP ILLEGIBLE, A DISTANCE OF 39.12 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" EAST PARALLEL WITH SAID SOUTH LINE OF BLOCK 21, A DISTANCE OF 12.65 FEET;

THENCE SOUTH 00°16'05" EAST, A DISTANCE OF 8.89 FEET;

THENCE SOUTH 90°00'00" EAST PARALLEL WITH THE SAID SOUTH LINE OF BLOCK 21, A DISTANCE OF 2.38 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 7.10 FEET;

THENCE NORTH 88°50'18" WEST, A DISTANCE OF 3.49 FEET;

THENCE NORTH 86°04'17" WEST, A DISTANCE OF 17.93 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 5.80 FEET;

THENCE NORTH 90°00'00" EAST PARALLEL WITH THE SOUTH LINE OF BLOCK 21, A DISTANCE OF 4.98 FEET;

THENCE ON A NON-TANGENT CURVE TO THE LEFT WITH A CHORD BEARING NORTH 22°18'42" EAST A DISTANCE OF 3.46 FEET, A CENTRAL ANGLE OF 41°01'31", WITH A RADIUS OF 4.93 FEET, FOR AN ARC LENGTH OF 3.53 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 5.70 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 253 SQUARE FEET OR 0.0058 ACRES MORE OR LESS.