

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE RIGHT-OF-WAY OF SOUTH ELM STREET, IN THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE 20 FOOT RANGELINE IN BAYAUD AVENUE AND THE 20 FOOT RANGE LINE IN SOUTH ELM STREET, AND CONSIDERING SAID RANGELINE IN SOUTH ELM STREET TO BEAR NORTH 00°00'00" EAST, BEING MONUMENTED ON THE SOUTH END BY A CHISELED CROSS IN CONCRETE PAN AND ON THE NORTH BY A 1" AXLE IN A RANGE BOX, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE HERETO;

THENCE NORTH 00°00'00" EAST, ALONG THE SAID 20 FOOT RANGELINE IN SOUTH ELM STREET, 20.00 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 5, BLOCK 28, CAPITOL HILL SUBDIVISION SECOND FILING;

THENCE NORTH 89°43'43" EAST, ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 5, BLOCK 28, A DISTANCE OF 45.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, BLOCK 28;

THENCE NORTH 00°00'00" EAST, ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 74.64 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89°43'43" WEST, A DISTANCE OF 8.00 FEET;

THENCE NORTH 00°00'00" EAST AND PARALLEL TO THE WEST LINE OF SAID LOT 5, A DISTANCE OF 40.38 FEET;

THENCE NORTH 89°43'43" EAST TO THE NORTHWEST CORNER OF SAID LOT 5, A DISTANCE OF 8.00 FEET;

THENCE SOUTH 00°00'00" EAST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 40.38 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING 323.04 SQUARE FEET, MORE OR LESS.