

THAT PART OF VACATED ALAMEDA AVENUE ABUTTING EAST ALAMEDA CIRCLE, AS RECORDED IN ORDINANCE NO. 793, SERIES 2002 AT RECEPTION NO. 2002180543 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, LOCATED IN THE SW1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 9, ADAMS COUNTRY CLUB SUBDIVISION AS RECORDED IN BOOK 23, AT PAGE 52 IN SAID CLERK AND RECORDER'S OFFICE;
THENCE S00°00'00"W ALONG THE WEST LINE OF SAID LOT 9 EXTENDED SOUTH, A DISTANCE OF 8.00 FEET TO A POINT OF CURVATURE;
THENCE 18.85 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", AND A RADIUS OF 12.00 FEET TO A POINT OF TANGENCY;
THENCE N90°00'00"E AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 75.50 FEET;
THENCE N00°00'00"E ALONG THE EAST LINE OF SAID LOT 9 EXTENDED SOUTH, A DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9;
THENCE S90°00'00"W, A DISTANCE OF 87.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,719 SQUARE FEET (0.04 ACRES) MORE OR LESS.

THE BASIS OF BEARINGS IS THE NORTH LINE OF LOT 9, ADAMS COUNTRY CLUB SUBDIVISION BEING N00°00'00"E. (ASSUMED) THE NORTH AND NORTHEAST CORNERS OF SAID LOT 9 ARE FOUND PIN AND YELLOW CAPS, PLS #18475.