

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT ALLEY LOCATED IN BLOCK 36, SECOND FILING OF A PORTION OF HIGHLAND PARK, RECORDED IN BOOK 4 OF PLATS AT PAGE 43 OF THE ARAPAHOE COUNTY RECORDS AND ALL OF THAT ALLEY DESCRIBED IN ORDINANCE NO. 826 SERIES 1986, ALL SITUATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 25 SAID BLOCK 36 AND ASSUMING THE SOUTH LINE OF SAID BLOCK 36 TO BEAR NORTH 89°58'45" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 89°59'05" EAST ALONG THE NORTH LINE OF SAID LOT 25, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°01'51" EAST PARALLEL WITH AND 2.00 FEET EAST OF THE RIGHT-OF-WAY LINE OF LOWELL BOULEVARD, A DISTANCE OF 16.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 24 IN SAID BLOCK 36;

THENCE SOUTH 89°59'05" EAST ALONG THE SOUTH LINE OF LOTS 10 THROUGH 24 IN SAID BLOCK 36, A DISTANCE OF 37 4.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10;

THENCE SOUTH 00°00'39" WEST, A DISTANCE OF 16.00 FEET TO THE NORTHWEST CORNER OF LOT 40 IN SAID BLOCK 36 AND THE NORTHEAST CORNER OF SAID ALLEY DESCRIBED IN ORDINANCE NO. 826 SERIES 1986;

THENCE ALONG THE PERIMETER OF SAID ALLEY FOR THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 46°53'41" WEST, A DISTANCE OF 26.49 FEET;
- 2) SOUTH 00°00'24" WEST, A DISTANCE OF 142.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST CLYDE PLACE;
- 3) NORTH 89°58'45" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 24.08 FEET;
- 4) NORTH 00°04'04" EAST, A DISTANCE OF 150.10 FEET;
- 5) NORTH 44°57'30" WEST, A DISTANCE OF 14.14 FEET TO THE NORTH LINE OF LOT 37 IN SAID BLOCK 36;

THENCE NORTH 89°59'05" WEST ALONG THE NORTH LINE OF LOTS 25 THROUGH 37 IN SAID BLOCK 36, A DISTANCE OF 321.62 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING A CALCULATED AREA OF 10,033 S.F., OR 0.23 ACRES MORE OR LESS.