

## PARCEL 1:

PARCEL 1 LYING SOUTH OF LOT 7, ADAMS COUNTRY CLUB SUBDIVISION AND ABUTTING THE VACATED PORTION OF ALAMEDA AVE., AS DESCRIBED IN ORDINANCE NO. 793, SERIES 2002 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, LOCATED IN THE SW 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7;  
THENCE S00°26'44"E ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 7, A DISTANCE OF 20.00 FEET TO THE SOUTH LINE OF SAID VACATED PORTION OF ALAMEDA AVE., AND THE POINT OF BEGINNING;

THENCE CONTINUING S00°26'44"E ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 8.00 FEET;  
THENCE S89°51'46"W ALONG A LINE 8.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID VACATED PORTION OF ALAMEDA AVE., A DISTANCE OF 88.16 FEET;  
THENCE N59°09'01"W, A DISTANCE OF 18.87 FEET TO A POINT OF TANGENCY ON THE SOUTHWESTERLY LINE OF SAID VACATED PORTION OF ALAMEDA AVE.;

THENCE THE FOLLOWING TWO (2) COURSES ALONG THE SOUTHWESTERLY AND SOUTHERLY LINES OF SAID VACATED PORTION OF ALAMEDA AVE.;

- 1) 6.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 30°59'13", AND WHOSE CHORD BEARS S74°38'37"E, A DISTANCE OF 6.41 FEET;
- 2) N89°51'46"E, A DISTANCE OF 98.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 759 SQUARE FEET (0.017 ACRES) MORE OR LESS.

THE BASIS OF BEARINGS: BEARINGS ARE BASED ON A GRID BEARING OF N05°01'14"E FROM USGS BM\_65 TO CCD BM183A. USGS BM\_65 IS A FOUND USGS BM DISK SET IN CONCRETE AND CCD BM183A IS A FOUND CCD BRASS CAP.

TOGETHER WITH:

## PARCEL 2:

THAT PART OF ALAMEDA AVENUE AS SHOWN ON THE PLAT OF ADAMS COUNTRY CLUB SUBDIVISION, RECORDED IN BOOK 23 AT PAGE 52 IN THE CLERK AND RECORDERS OFFICE, LOCATED IN THE SW 1/4 OF SECTION 12, T. 4 S., R. 68 W. OF THE 6TH P.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF LOT 7, ADAMS COUNTRY CLUB SUBDIVISION;  
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 7 EXTENDED SOUTH A DISTANCE OF 8.00 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 90°00'00" A RADIUS OF 12.00 FEET AND AN ARC LENGTH OF 18.85 FEET TO THE POINT OF TANGENCY;  
THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 98.11 FEET;  
THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90°18'30" A DISTANCE OF 20.00 FEET ALONG THE EAST LINE OF LOT 7 EXTENDED SOUTH TO THE SE CORNER OF SAID LOT 7;  
THENCE WESTERLY ON A DEFLECTION ANGLE TO THE LEFT OF 89°41 '30" AND ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2170 SQ. FT. MORE OR LESS.