

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING PART OF ALLEY RIGHT-OF-WAY, BLOCK 17, HAGER'S ADDITION TO HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND 3" ALUMINUM CAP (L.S. 23899) AT THE INTERSECTION OF WEST 28TH AVENUE AND CLAY STREET;

THENCE N43°04'45"W, A DISTANCE OF 213.03 FEET TO THE POINT OF BEGINNING;

THENCE N89°37'52"W, A DISTANCE OF 54.84 FEET;

THENCE N00°02'57"E, A DISTANCE OF 15.00 FEET;

THENCE S89°37'52"E, A DISTANCE OF 20.46 FEET;

THENCE S55°38'08"E, A DISTANCE OF 14.60 FEET;

THENCE ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT, A DISTANCE OF 23.73 FEET, SAID ARC HAVING A CHORD BEARING OF S72°38'00"E, A CHORD LENGTH OF 23.39 FEET, A RADIUS OF 40.00 FEET, AND A CENTRAL ANGLE OF 33°59'45" TO A POINT OF TANGENCY; ALSO BEING THE POINT OF BEGINNING.

CONTAINING 487 SQUARE FEET MORE OR LESS.

BASIS OF BEARINGS IS BETWEEN THE FOUND 3" ALUMINUM CAP 4.5 FOOT OFFSET (L.S. 23899) AT THE INTERSECTION OF WEST 28TH AVENUE AND DECATUR STREET AND THE FOUND 3" ALUMINUM CAP (L.S. 23899) AT THE INTERSECTION OF WEST 28TH AVENUE AND CLAY STREET, HAVING AN ASSUMED BEARING OF N89°51'26"W.