

A PORTION OF THE ALLEY WITHIN BLOCK 23, RIVERSIDE ADDITION TO DENVER, AS RECORDED IN BOOK 1 AT PAGE 18 ON JANUARY 31, 1871 IN THE COUNTY OF ARAPAHOE CLERK AND RECORDER'S OFFICE (ARCHIVED WITH THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE), AND BEING LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 16, SAID BLOCK 23, ALSO BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF 40TH STREET;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 16, N44°04'47"E, A DISTANCE OF 13.73 FEET;

THENCE S32°48'43"E, A DISTANCE OF 16.43 FEET TO THE NORTHWESTERLY LINE OF LOT 17, SAID BLOCK 23;

THENCE ALONG SAID NORTHWESTERLY LINE, S44°04'47"W, A DISTANCE OF 10.00 FEET TO THE MOST WESTERLY CORNER OF LOT 17;

THENCE N45°55'13"W, A DISTANCE OF 16.00 FEET ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 190 SQUARE FEET OR 0.004 ACRES, MORE OR LESS.

BASIS OF BEARINGS: THE 20' RANGE LINE WITHIN 40TH STREET MONUMENTED BY A DENVER RANGE POINT BEING A 4" STONE IN A RANGE BOX LOCATED AT THE INTERSECTION OF BLAKE STREET AND 40TH STREET AND BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED LUCHETTI SURVEYING PLS 36053 IN THE INTERSECTION OF 40TH STREET AND WALNUT STREET AND IS ASSUMED TO BEAR S45°55'13"E.