

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF E 2ND AVE RIGHT OF WAY ADJACENT TO PLOT 5, BLOCK 32, THE EASTERN CAPITOL HILL SUBDIVISION, SITUATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PLOT 5;
THENCE NORTH $89^{\circ}56'36''$ EAST ALONG THE SOUTH LINE OF SAID PLOT 5, A DISTANCE OF 119.00 FEET TO THE SOUTHEAST CORNER OF SAID PLOT 5;

THENCE SOUTH $00^{\circ}03'24''$ EAST ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID PLOT 5, A DISTANCE OF 12.00 FEET;

THENCE SOUTH $89^{\circ}56'36''$ WEST, A DISTANCE OF 114.39 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 28.46 FEET, AN ARC LENGTH OF 6.93 FEET, A CENTRAL ANGLE OF $13^{\circ}57'39''$ AND A CHORD WHICH BEARS NORTH $41^{\circ}52'41''$ WEST A CHORD DISTANCE OF 6.92 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID PLOT 5;

THENCE NORTH $00^{\circ}03'24''$ WEST ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 6.85 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,417 SQUARE FEET OR 0.0325 ACRES, MORE OR LESS.

BEARINGS ARE GRID BEARINGS OF THE CITY OF DENVER LOW DISTORTION PROJECTION, BASED ON A LINE BETWEEN A 1" BRASS PLUG STAMPED 'CDOT MP 4.58' IN THE CURB AT THE NORTHEAST CORNER OF N COLORADO BLVD AND E 2ND AVE AND A 1" BRASS PLUG STAMPED 'RECROSS 30092' IN THE CURB AT THE NORTHEAST CORNER OF N ALBION ST AND E 2ND AVE AS BEARING SOUTH $89^{\circ}34'43''$ EAST.