

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING A PART OF THE PLATTED 15-FOOT ALLEY OF BLOCK 72, HARMANS SUBDIVISION RECORDED IN BOOK 5, PAGE 18 IN THE BOOK OF PLATS IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: EASTERLY LINE OF SAID BLOCK 72, HARMAN'S SUBDIVISION, BEARS SOUTH 00°02'52" WEST, A DISTANCE OF 165.84 FEET BETWEEN A FOUND 1" BRASS TAG STAMPED "LS 31158" AT THE NORTHEASTERLY CORNER OF SAID BLOCK 72 AND A FOUND 1" BRASS TAG STAMPED "AZTEC LS 25645" AT A POINT 16.00 FEET SOUTHERLY OF THE NORTHEASTERLY CORNER OF THE SOUTH HALF OF SAID PLOT 5.

BEGINNING AT THE NORTHWEST CORNER OF SAID PLOT 4, BLOCK 72, HARMANS SUBDIVISION;

THENCE SOUTH 00°02'08" WEST, ALONG THE EASTERLY BOUNDARY OF SAID PLATTED 15-FOOT ALLEY, A DISTANCE OF 107.98 FEET TO THE NORTHWEST CORNER OF ALLEY PARCEL 2 AS DESCRIBED UNDER RECEPTION NUMBER 2025008780 IN SAID RECORDS;

THENCE NORTH 89°56'10" WEST, A DISTANCE OF 15.00 FEET TO A POINT OF THE WESTERLY BOUNDARY OF SAID PLATTED 15-FOOT ALLEY, ALSO BEING THE NORTHEAST CORNER OF ALLEY PARCEL 1 AS DESCRIBED UNDER RECEPTION NUMBER 2025008780 IN SAID RECORDS;

THENCE NORTH 00°02'08" EAST, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 107.98 FEET TO THE NORTHEAST CORNER OF PLOT 3, SAID BLOCK 72, HARMANS SUBDIVISION;

THENCE SOUTH 89°56'15" EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.037 ACRES, (1,620 SQUARE FEET), MORE OR LESS.