

A PARCEL OF LAND BEING AN ALLEY DEDICATED BY THE PLAT OF YOUNG'S RE-SUBDIVISION OF LOTS 1, 2 AND 3 OF BLOCK 7 BAKER'S VILLA, SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT AT THE INTERSECTION OF WEST COLFAX AVENUE AND ZUNI STREET;

THENCE SOUTH 06°39'42" WEST, A DISTANCE OF 172.20 FEET TO THE NORTHEAST CORNER OF SAID ALLEY AND THE POINT OF BEGINNING;

THENCE ALONG THE PERIMETER OF SAID ALLEY THE FOLLOWING SIX (6) COURSES:

- 1) SOUTH 00°00'30" EAST, A DISTANCE OF 10.00 FEET;
- 2) SOUTH 89°59'30" WEST, A DISTANCE OF 125.00 FEET;
- 3) SOUTH 00°00'30" EAST, A DISTANCE OF 55.00 FEET;
- 4) SOUTH 89°59'30" WEST, A DISTANCE OF 25.00 FEET;
- 5) NORTH 00°00'30" WEST, A DISTANCE OF 65.00 FEET;
- 6) NORTH 89°59'30" EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,875 SQUARE FEET OR 0.07 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE 20 FOOT RANGE LINE RUNNING NORTH AND SOUTH WITHIN ZUNI STREET BETWEEN WEST COLFAX AVENUE AND 14TH AVENUE ASSUMED TO BEAR NORTH 00°00'30" WEST.

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