

LAND DESCRIPTION

A PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 2018045567, LOCATED IN THAT PORTION OF LOT 7 THROUGH LOT 11, BLOCK 26, RIVERSIDE ADDITION TO DENVER IN THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST CORNER OF LOT 13, SAID BLOCK 26; **THENCE** ALONG THE NORTHWEST LINE OF LOTS 13 THROUGH 9 AND A PORTION OF LOT 8, SAID BLOCK 26, N 44° 55' 13" E, 141.69 FEET; **THENCE** DEPARTING SAID NORTHWEST LINE, PERPENDICULAR THERETO, S 45° 04' 47" E, 44.23 FEET TO THE **POINT OF BEGINNING**;

**THENCE** S 80° 36' 39" E, 23.00 FEET;

**THENCE** S 09° 23' 21" W, 5.51 FEET;

**THENCE** TO THE EAST LINE OF SAID LOT 7, S 80° 36' 39" E, 18.50 FEET;

**THENCE** ALONG THE EAST LINE OF SAID LOT 7 AND A PORTION OF SAID LOT 8, S 09° 23' 21" W, 20.00 FEET;

**THENCE** DEPARTING THE SAID EAST LINE, N 80° 36' 39" W, 18.50 FEET;

**THENCE** S 09° 23' 21" W, 76.00 FEET;

**THENCE** N 80° 36' 39" W, 23.00 FEET;

**THENCE** N 09° 23' 21" E, 101.50 FEET TO THE **POINT OF BEGINNING**.

PARCEL HAVING AN AREA OF 2,704.55 SQUARE FEET, 0.06 ACRES (MORE OR LESS)

BEARINGS NOTED HEREON ARE BASED ON THE SOUTHWEST LINE OF LOT 13, SAID BLOCK 26. SAID LINE BEARS S 46° 09' 29" E.