

LAND DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., WITHIN THE EAST 2ND AVENUE RIGHT-OF-WAY AND THE NORTH DAHLIA STREET RIGHT-OF-WAY IMMEDIATELY ADJACENT TO PLOT 5, BLOCK 24, THE EASTERN CAPITOL HILL SUBDIVISION, CITY AND COUNTY OF DENVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH 75.00 FEET OF SAID PLOT 5;
THENCE SOUTH ALONG THE WEST LINE OF SAID PLOT 5, A DISTANCE OF 75.00 FEET, TO THE SOUTHWEST CORNER OF SAID PLOT 5;
THENCE WEST ALONG THE SOUTH LINE OF SAID PLOT 5, A DISTANCE OF 125.00 FEET, TO THE SOUTHEAST CORNER OF SAID PLOT 5;
THENCE SOUTH ALONG THE EAST LINE OF SAID PLOT 5 EXTENDED, A DISTANCE OF 6.00 FEET;
THENCE SOUTHWESTERLY A DISTANCE OF 10.73 FEET, TO A POINT WHICH IS 13.60 FEET SOUTH OF THE SOUTH LINE OF SAID PLOT 5;
THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID PLOT 5, A DISTANCE OF 81.34 FEET;
THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID PLOT 5, A DISTANCE OF 1.60 FEET, TO A POINT WHICH IS 12.00 FEET SOUTH OF THE SOUTH LINE OF SAID PLOT 5;
THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID PLOT 5, A DISTANCE OF 24.13 FEET;
THENCE ON A DEFLECTION ANGLE TO THE RIGHT 45°09'45", A DISTANCE OF 23.67 FEET;
THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID PLOT 5, A DISTANCE OF 70.50 FEET, TO A POINT WHICH IS 4.50 FEET WEST OF THE NORTHWEST CORNER OF THE SOUTH 75.00 FEET OF SAID PLOT 5;
THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 75.00 FEET OF SAID PLOT 5 EXTENDED, A DISTANCE OF 4.50 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1,869 SQUARE FEET