

A PARCEL OF LAND LOCATED ALONG THE SOUTHEASTERLY SIDE OF SOUTH MILWAUKEE STREET BEING ADJACENT TO LOTS 3 THROUGH 9, BLOCK 27, BONNIE BRAE, BLOCKS 20, 21, 22, 23, 24, 25, 26, 27, 32, 33, 34 AND 35, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A 3.00 FOOT STRIP OF LAND LYING 1.50 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE:

COMMENCING AT THE NORTH MOST CORNER OF LOT 10, OF SAID BLOCK 27;  
THENCE N56°31'40"E ALONG THE NORTHWESTERLY LINE OF SAID LOT 9 A DISTANCE OF 9.23 FEET TO THE POINT OF BEGINNING;  
THENCE N33°32'34"W, A DISTANCE OF 8.98 FEET;  
THENCE N11°31'40"E, A DISTANCE OF 3.01 FEET;  
THENCE N56°59'02"E, A DISTANCE OF 119.17 FEET;  
THENCE N54°58'45"E, A DISTANCE OF 23.31 FEET TO THE POINT OF TERMINUS.

THE SIDELINES OF SAID 3.00 FOOT STRIP TO BE EXTENDED OR SHORTENED TO MEET AT ANGLE POINTS AND TERMINATE AT SAID SOUTHEASTERLY LINE OF SOUTH MILWAUKEE STREET.

CONTAINING 463 SQUARE FEET (0.0106 ACRES), MORE OR LESS.

BEARINGS ARE BASED ON THE NORTHWESTERLY LINE OF LOTS 9 THROUGH 12 OF SAID BLOCK 27, BONNIE BRAE AS BEING N56°31'40"E BEING MONUMENTED WITH FOUND YELLOW PLASTIC CAPS, PLS 38002