

LAND DESCRIPTION

A parcel of land being a portion of the alley adjacent to Block 1, Gerspachs First Addition To Denver per the plat recorded January 29, 1874 in Plat Book 2 at Page 52, located in the Southwest One-Quarter of Section 27, Township 3 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, State of Colorado, , said parcel being more particularly described as follows:

Basis of Bearings: Bearings are based upon the West Line of the Northwest One-Quarter of the Southwest One-Quarter of Section 27, said to bear North 00°26'55" West, a distance of 1,320.96 Feet between the monuments listed below:

West One-Sixteenth Corner of Section 27 - Monumented by a 3.25" Aluminum Cap, Stamped "FLATIRONS SURVEYING INC., S 1/16, T3S, R68W, S28/S27, 2004, LS-16406" in a Range Box without a lid, 0.2' below ground surface.

West One-Quarter Corner of Section 27 - Monumented by a 3.25" Aluminum Cap, Stamped "FARNSWORTH, 1/4, T3S, R68W, S28/S27, 2003, LS 24949", on a #6 Rebar, 0.7' above ground surface.

COMMENCING (P.O.C.) at the West One-Sixteenth Corner of Section 27, Thence N85°09'17"E, a distance of 297.47 Feet to the Range Point at the Intersection of West 29th Avenue and Delgany Street monument by a 2" Aluminum Cap, Stamped "CALVADA SURVEYING, PLS 36580" in a Range Box with lid marked "CL DENVER RANGE POINT", 0.5' below ground surface.

Thence N07°27'21"E, a distance of 20.19 Feet to the Southwest corner of Lot 1, Block 1, Gerspachs First Addition to Denver and to the **POINT OF BEGINNING (P.O.B.)**;

Thence S89°34'04"W along the North Right-of-Way of West 29th Avenue, a distance of 8 Feet;

Thence N00°33'38"W, a distance of 125 Feet to the Westerly extension of the North Line of Lot 5, Block 1, Gerspachs First Addition to Denver;

Thence N89°32'36"E along said Westerly extension, a distance of 8 Feet to the Northwest Corner of said Lot 5, Block 1, Gerspachs First Addition to Denver;

Thence S00°33'38"E along the West Line of Lot 5 through Lot 1, a distance of 125 Feet to the said Southwest Corner of Lot 1, Block 1 and to the **POINT OF BEGINNING (P.O.B.)**.

The above-described parcel description contains 1,019 Square Feet (0.023 Acres), more or less.

<CLOSURE REPORT>