

A PARCEL OF LAND BEING A PORTION OF THE ALLEY REDEDICATION, ORDINANCE NO. 396-1995 AT RECEPTION NO. 1995074476, RECORDED JUNE 27, 1995 AT THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, WITHIN LOT 7, BLOCK 58 HARMON'S SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 58, HARMONS SUBDIVISION; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MILWAUKEE STREET, $S00^{\circ}21'18''E$ A DISTANCE OF 112.06 FEET; THENCE $N89^{\circ}41'32''E$ A DISTANCE OF 142.46 FEET THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY LINE OF SAID ALLEY REDEDICATION THE FOLLOWING EIGHT (8) CONSECUTIVE COURSES;

- 1.) $N89^{\circ}42'18''E$ A DISTANCE OF 5.05 FEET;
- 2.) THENCE 43.84 FEET ALONG THEN ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF $32^{\circ}12'15''$, A RADIUS OF 78.00 FEET AND A CHORD WHICH BEARS $N73^{\circ}36'11''E$ A DISTANCE OF 43.27 FEET;
- 3.) THENCE $N89^{\circ}42'18''E$ A DISTANCE OF 75.82 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 7;
- 4.) THENCE ALONG SAID EASTERLY LINE, $S00^{\circ}22'07''E$ A DISTANCE OF 18.00 FEET;
- 5.) THENCE $S89^{\circ}42'18''W$ A DISTANCE OF 75.84 FEET;
- 6.) THENCE 33.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF $32^{\circ}12'15''$, A RADIUS OF 60.00 FEET AND A CHORD WHICH BEARS $S73^{\circ}37'22''W$ A DISTANCE OF 33.28 FEET TO A POINT OF COMPOUND CURVE;
- 7.) THENCE 25.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF $43^{\circ}49'21''$, A RADIUS OF 33.38 FEET AND A CHORD WHICH BEARS $S35^{\circ}36'35''W$ A DISTANCE OF 24.91 FEET;
- 8.) THENCE $N00^{\circ}21'42''W$ A DISTANCE OF 35.40 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.053 ACRES OR 2,320 SQUARE FEET MORE OR LESS.