

LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE ALLEY AS DEDICATED BY PLAT IN BLOCK 4 OF BURNSDALE AS RECORDED IN BOOK 18 PAGE 45 TOGETHER WITH THAT PORTION OF ALLEY DEDICATED BY ORDINANCE 436 OF 1971 LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 68 WEST SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWESTERLY CORNER OF LOT 12 OF SAID BLOCK 4, SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE N89°56'02"E A DISTANCE OF 125.07 FEET ALONG THE NORTHERLY LINE OF SAID LOT 12 TO A POINT ON THE EASTERLY LINE OF LOT 11; THENCE N00°02' 40"W, A DISTANCE OF 189.97 FEET ALONG THE EASTERLY LINE OF LOTS 4 THROUGH 11 TO A POINT THAT LIES 10.19' S00°02'40"E FROM THE SOUTHEASTERLY CORNER OF LOT 4; THENCE N89°56'07"E, A DISTANCE OF 15.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 47, BLOCK 4; THENCE S00°02'40"E, A DISTANCE OF 214.99 FEET ALONG THE WESTERLY LINE OF LOTS 39 THROUGH 47 TO THE SOUTHWESTERLY CORNER OF LOT 39; THENCE S89°56'02"W, A DISTANCE OF 15.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 12; THENCE S89°56'02"W, A DISTANCE OF 25.00 FEET ALONG THE SOUTHERLY LINE OF LOT 12; THENCE N59°09'44"W, A DISTANCE OF 17.56 FEET; THENCE S89°56'02"W, A DISTANCE OF 85.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 12, BLOCK 4; THENCE N00°02'40"W, A DISTANCE OF 16.00 ALONG THE WESTERLY LINE OF LOT 12 TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 5,520 SQUARE FEET (0.127 ACRES) MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON AN ASSUMED BEARING S00°02'40"E ALONG THE EASTERLY LINE BLOCK 4, BURNSDALE BETWEEN NORTHEAST CORNER OF LOT 50 AND THE NORTHEAST CORNER OF LOT 44 AND BEING MONUMENTED BY A FOUND 17 FOOT WITNESS CORNER BEING A CHISELED CROSS AT THE NORTHEAST CORNER OF LOT 50 AND A FOUND 17 FOOT WITNESS CORNER BEING A CHISELED CROSS AT THE NORTHEAST CORNER OF LOT 40.