

A PARCEL OF LAND LOCATED ALONG THE NORTHWESTERLY SIDE OF SOUTH MILWAUKEE STREET BEING ADJACENT TO LOTS 42 THROUGH 56, BLOCK 28, BONNIE BRAE, BLOCKS 3, 8, 9, 14, 15, 16, 17, 18, 19, 28, 29, 30, 31 AND A, 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 SOUTHEAST CORNER OF LOT 42, OF SAID BLOCK 28; THENCE S57°00'00"W ALONG THE SOUTHEASTERLY LINE OF SAID LOT 42, A DISTANCE OF 15.40 FEET TO THE POINT OF BEGINNING;

THENCE S33°00'00"E, A DISTANCE OF 9.00 FEET;
THENCE S81°11'23"E, A DISTANCE OF 3.00 FEET;
THENCE N57°00'00"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 346.78 FEET;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 23.08 FEET, WITH A RADIUS OF 201.00 FEET, WITH A DELTA ANGLE OF 6°34'48", WITH A CHORD BEARING OF N53°42'36"E, WITH A CHORD LENGTH OF 23.07 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 NORTHWESTERLY SIDE OF SOUTH MILWAUKEE STREET.

CONTAINING 1,146 SQUARE FEET (0.0263 ACRES), MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTHEASTERLY LINE OF LOTS 40 THROUGH 54 OF SAID BLOCK 28, BONNIE BRAE AS BEING N57°00'00"E MONUMENTED WITH FOUND 10 FOOT OFFSET CROSSES IN TOP OF CURB AT BOTH ENDS.