

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING PART OF ALLEY RIGHT-OF-WAY, BLOCK 17, HAGER'S ADDITION TO HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND 3" ALUMINUM CAP (L.S. 23899) AT THE INTERSECTION OF WEST 28TH AVENUE AND CLAY STREET;  
THENCE N44°28'33"W, A DISTANCE OF 286.13 FEET TO THE POINT OF BEGINNING;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 20.32 FEET, SAID ARC HAVING A CHORD BEARING OF N75°01'40"W, A CHORD LENGTH OF 20.10 FEET, A RADIUS OF 40.00 FEET, AND A CENTRAL ANGLE OF 29°06'33" TO A POINT OF NON-TANGENCY;  
THENCE S89°34'56"E, A DISTANCE OF 19.43 FEET;  
THENCE S00°02'57"W, A DISTANCE OF 5.05 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 32 SQUARE FEET MORE OR LESS.

BASIS OF BEARINGS IS BETWEEN THE FOUND 3" ALUMINUM CAP 4.5 FOOT OFFSET (L.S. 23899) AT THE INTERSECTION OF WEST 28TH AVENUE AND DECATUR STREET AND THE FOUND 3" ALUMINUM CAP (L.S. 23899) AT THE INTERSECTION OF WEST 28TH AVENUE AND CLAY STREET, HAVING AN ASSUMED BEARING OF N89°51'26"W