

PROPERTY DESCRIPTION:

THAT PART OF THE 35 FOOT WIDE ALLEY ADJOINING LOTS 19 & 20, RESUBDIVISION OF LOT 3, BLOCK 8, POTTER HIGHLANDS, SITUATE IN THE NE 1/4 OF SECTION 29, T.3.S., R.68.W. OF THE SIXTH P.M., CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 20; THENCE S45°00'55"E, A DISTANCE OF 14.14 FEET; THENCE S00°00'55"E, ALONG A LINE 10 FOOT EASTERLY OF & PARALLEL WITH THE EASTERLY LINE OF LOTS 19 & 20, A DISTANCE OF 30.02 FEET; THENCE S44°59'05"W, A DISTANCE OF 14.14 FEET TO THE SOUTHEASTERLY CORNER OF LOT 19; THENCE N00°00'55"W, ALONG THE EASTERLY LINE OF LOTS 19 & 20, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF THE 35 FOOT WIDE ALLEY, A DISTANCE OF 50.02 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 400 SQ. FT., +/-.