

LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE 30 FOOT WIDE EAST-WEST PUBLIC RIGHT OF WAY (ALLEY) IN BLOCK 14, DOUGAN BROTHERS SUBDIVISION OF BLOCK 14, POTTER HIGHLANDS, LYING NORTH OF LOTS 11 THRU 13, LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 11, BLOCK 14, DOUGAN BROTHERS SUBDIVISION OF BLOCK 14, POTTER HIGHLANDS;
THENCE ALONG THE NORTH LINE SAID LOT 11, SOUTH 89°59'15" EAST A DISTANCE OF 17.40 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00°05'10" WEST A DISTANCE OF 2.53 FEET;
THENCE PARALLEL WITH AND 2.53 FEET NORTH OF THE NORTH LINE LOTS 11 AND 12, SOUTH 89°59'15" EAST A DISTANCE OF 24.25 FEET;
THENCE SOUTH 00°05'10" EAST A DISTANCE OF 2.53 FEET TO A POINT ON SAID NORTH LINE;
THENCE ALONG SAID NORTH LINE, NORTH 89°59'15" WEST A DISTANCE OF 24.25 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF ±61 SQUARE FEET, OR ±0.0014 ACRES