

A PARCEL OF LAND BEING A PART OF THE RIGHT-OF-WAY OF S. BELLAIRE STREET, BLOCK 56, THE EASTERN CAPITOL HILL SUBDIVISION, AS RECORDED UNDER BOOK 7, PAGE 17 IN THE DENVER CITY RECORDS SITUATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A GRID BEARING BETWEEN TWO FOUND MONUMENTS 118.06 FEET APART BEARING SOUTH 89°58'24" WEST, ONE MONUMENT BEING A FOUND #5 REBAR W/1.25" DIAMETER ORANGE PLASTIC CAP STAMPED P.E. & L.S. 9489 7.0 FOOT WITNESS CORNER AT THE NORTHEAST CORNER OF PLOT 4, AND THE OTHER BEING A FOUND #5 REBAR W/1.25" DIAMETER ORANGE PLASTIC CAP STAMPED P.E. & L.S. 9489 AT THE NORTHWEST CORNER OF PLOT 4.

COMMENCING AT THE NORTHWEST CORNER OF SAID PLOT 4;

THENCE SOUTH 00°04'26" EAST ALONG THE WEST LINE OF SAID PLOT 4, A DISTANCE OF 1.60 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00°04'26" EAST ALONG THE SAID WEST LINE, A DISTANCE OF 82.89 FEET;

THENCE DEPARTING THE SAID WEST LINE SOUTH 89°55'24" WEST, A DISTANCE OF 0.58 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 6.29 FEET, SAID CURVE HAVING A RADIUS OF 4.01 FEET, A CENTRAL ANGLE OF 89°52'16", AND A CHORD WHICH BEARS NORTH 46°19'08" WEST A CHORD DISTANCE OF 5.67 FEET;

THENCE PARALLEL WITH THE SAID WEST LINE NORTH 00°04'26" WEST, A DISTANCE OF 78.73 FEET;

THENCE NORTH 87°00'00" EAST, A DISTANCE OF 4.68 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 383 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.