Legal Description

THAT PORTION OF THE SOUTHWEST QUARTER OF BLOCK 2, UNIVERSITY GARDENS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN BETWEEN A FOUND AXLE IN A RANGE BOX IN THE INTERSECTION OF SOUTH MONROE STREET AND EAST WESLEY AVENUE AND A POINT 7.75 FEET TO THE EAST AND 20.25 FEET TO THE SOUTH OF A FOUND CHISELED CROSS IN THE INTERSECTION OF EAST ILIFF AVENUE AND SOUTH MONROE STREET TO BEAR N0°24’21”W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 2, UNIVERSITY GARDENS; THENCE N0°24’21”W ALONG SAID WEST LINE OF SAID NORTHWEST QUARTER, 102.50 FEET; THENCE N89°42’39”E, 24.16 FEET TO THE EAST EDGE OF A SIDEWALK AND THE POINT OF BEGINNING; THENCE N89°42’39”E, A DISTANCE OF 5.84 FEET TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED AT RECEPTION NUMBER 2024104930, MONUMENT BEING 0.28 FEET WEST AND 0.65 FEET NORTH; THENCE S0°24’21”E ALONG THE WEST LINE OF SAID PARCEL, 75.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, MONUMENT BEING 0.18 FEET WEST AND 0.56 FEET NORTH; THENCE N89°42’39”E ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 84.76 FEET; THENCE S0°12’24”E, 10.44 FEET TO THE NORTH EDGE OF A SIDEWALK; THENCE ALONG SAID NORTH EDGE, N89°44’49”W, A DISTANCE OF 81.09 FEET TO A NON-TANGENT CURVE; THENCE ALONG A CURVE TO THE RIGHT CONTINUING ALONG SAID EAST EDGE OF SIDEWALK WITH AN ARC LENGTH OF 13.38 FEET, A RADIUS OF 9.22 FEET, A CHORD BEARING OF N50°30’26”W, AND A CHORD LENGTH OF 12.24 FEET; THENCE CONTINUING ALONG THE EDGE OF SAID SIDEWALK, N0°28’35”W, 76.83 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.03 ACRES (1323.89 SF) MORE OR LESS.