

A parcel of land located in the Southwest  $\frac{1}{4}$  of Section 32, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado:

The East 3.00 feet of Lots 24-26, South 3.00 feet of Lot 24, and the Southeast corner formed by a 20.00 foot by 20.00 foot triangle which is 3.00 feet west of the easterly line of Lot 24 and 3.00 feet north of the southerly line of Lot 24 of Lot 24, Block 14, Cheltenham Heights Resubdivision By Charles Gurley of Blocks 7, 14, 18, 20, 30, 36, more particularly described as follows:

Commencing at the found range point (L.S. #37969) found in the intersection of Hooker St. and W 18th Ave.

Thence  $S12^{\circ}34'12''E$ , a distance of 287.17 feet to the southwest corner of Lot 24, also being the Point of Beginning;

Thence  $N00^{\circ}18'21''W$ , a distance of 3.00 feet;

Thence  $N89^{\circ}46'23''E$ , a distance of 107.00 feet;

Thence  $N44^{\circ}44'21''E$ , a distance of 28.26 feet;

Thence  $N00^{\circ}18'21''W$ , a distance of 49.00 feet;

Thence  $N89^{\circ}46'23''E$ , a distance of 3.00 feet;

Thence  $S00^{\circ}18'21''E$ , a distance of 72.00 feet;

Thence  $S89^{\circ}46'23''W$ , a distance of 130.00 feet to the Point of Beginning.

Containing 798 Square Feet (0.018  $\pm$  Acres) More or Less.