

LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF A PARCEL DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT REC. No. 2017144319 OF THE CITY AND COUNTY OF DENVER RECORDS; SITUATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 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 NORTHEAST CORNER OF SAID PARCEL IN SPECIAL WARRANTY DEED; THENCE SOUTH 00°06'03" EAST, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 8.17 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°06'03" EAST A DISTANCE OF 441.98 FEET;

THENCE SOUTH 89°54'01" WEST A DISTANCE OF 0.34 FEET;

THENCE NORTH 00°04'30" WEST A DISTANCE OF 442.11 FEET;

THENCE SOUTH 45°09'39" EAST A DISTANCE OF 0.19 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 105 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 46' RANGE LINE ALONG GRANT STREET, IMMEDIATELY SOUTH OF 4TH AVENUE. LINE IS MONUMENTED AT EACH END BY A DENVER RANGE POINT IN A RANGE BOX. SAID LINE BEARS N00°06'03"W.