

**LAND DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF SHERMAN STREET, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF LOT 4, BLOCK 25, ARLINGTON HEIGHTS ADDITION TO DENVER;

THENCE SOUTH 00°01'52" WEST ALONG THE WEST LINE OF SAID LOT 4 AND ALSO BEING THE EAST LINE OF SAID SHERMAN STREET, A DISTANCE OF 10.64 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°01'52" WEST CONTINUING ALONG THE EAST LINE OF SAID SHERMAN STREET, A DISTANCE OF 114.62 FEET;

THENCE NORTH 89°58'08" WEST, A DISTANCE OF 9.00 FEET;

THENCE NORTH 00°01'52" EAST ALONG A LINE BEING PARALLEL WITH THE WEST LINE OF SAID BLOCK 25 AND THE EAST LINE OF SAID SHERMAN STREET, A DISTANCE OF 114.62 FEET;

THENCE SOUTH 89°58'08" EAST, A DISTANCE OF 9.00 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 1,032 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

**BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE WEST LINE OF BLOCK 25, ARLINGTON HEIGHTS ADDITION TO DENVER TO BEAR SOUTH 00°01'52" WEST.

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