

LAND DESCRIPTION

TWO PARCELS IN THAT PARCEL OF LAND VACATED BY ORDINANCE NO. 230 SERIES OF 1985 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 25, LE FEVRE'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 25, CHELTENHAM HEIGHTS;
THENCE ALONG THE SOUTH LINE OF SAID BLOCK 25 N89°42'37"E, A DISTANCE OF 101.34 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL OF LAND VACATED BY ORDINANCE NO. 230 SERIES OF 1985;
THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE S38°51'49"W, A DISTANCE OF 32.25 FEET;
THENCE DEPARTING SAID EAST LINE S89°42'37"W, A DISTANCE OF 80.96 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GROVE STREET;
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF GROVE STREET N00°20'03"W, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING.

PARCEL 1 CONTAINS 2,279 SQUARE FEET OR 0.052 ACRES, MORE OR LESS.

PARCEL 2:

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 25, LE FEVRE'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 25, CHELTENHAM HEIGHTS, SAID POINT BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF GROVE STREET;
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE S00°20'03"E, A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING;
THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE N89°42'37"E, A DISTANCE OF 36.71 FEET;
THENCE S57°09'06"E, A DISTANCE OF 18.61 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL OF LAND VACATED BY ORDINANCE NO. 230 SERIES OF 1985;
THENCE ALONG SAID EAST LINE S38°51'49"W, A DISTANCE OF 25.55 FEET TO A POINT ON THE NORTH LINE OF THE RESUBDIVISION OF BLOCK 36, CHELTENHAM HEIGHTS;
THENCE DEPARTING SAID EAST LINE AND ALONG SAID NORTH LINE S89°42'37"W, A DISTANCE OF 36.14 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GROVE STREET;
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N00°20'03"W, A DISTANCE OF 29.99 FEET TO THE POINT OF BEGINNING.

PARCEL 2 CONTAINS 1,329 SQUARE FEET OR 0.031 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE 19' RANGE LINE IN GROVE STREET BETWEEN WEST CONEJOS PLACE AND WEST 16TH AVENUE AS BEARING N00°20'03"W FOR A DISTANCE OF 442.23 FEET AS MONUMENTED AT THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "30832" IN RANGE BOX AND AT THE NORTH END BY A FOUND AXLE IN A RANGE BOX.