

A PARCEL OF LAND BEING A PART OF LOTS 1 THROUGH 32 AND THE ALLEY VACATED BY ORDINANCE 161 SERIES OF 1973, BLOCK 22, CASE AND EBERT'S ADDITION TO THE CITY OF DENVER , EXCEPTING THEREFROM THE SOUTH 55 FEET OF SAID BLOCK 22, SITUATED IN THE NORTHWEST QUARTER OF SECTION 26 AND THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF SAID LOT 16;
THENCE NORTH 44°57'29" EAST ALONG THE NORTHWEST LINE OF SAID BLOCK 22, A DISTANCE OF 399.78 FEET TO THE NORTH CORNER OF SAID LOT 1;
THENCE SOUTH 45°02'14" EAST ALONG THE NORTHEAST LINE OF SAID BLOCK 22, A DISTANCE OF 211.11 FEET TO A POINT ON THE NORTHEAST LINE OF SAID BLOCK 22 BEING 55.00 FEET NORTHWEST OF THE EAST CORNER OF SAID LOT 32;
THENCE SOUTH 44°58'03" WEST PARALLEL WITH THE SOUTHEAST LINE OF SAID BLOCK 22, A DISTANCE OF 400.01 FEET TO A POINT ON THE SOUTHWEST LINE OF SAID BLOCK 22 BEING 55.00 FEET NORTHWEST OF THE SOUTH CORNER OF SAID LOT 17;
THENCE NORTH 44°58'26" WEST ALONG THE SOUTHWEST LINE OF SAID BLOCK 22, A DISTANCE OF 211.05 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 84,409 SQUARE FEET OR 1.94 ACRES, MORE OR LESS

BEARINGS ARE BASED ON NORTHWEST LINE OF BLOCK 22, CASE AND EBERT'S ADDITION TO THE CITY OF DENVER, ASSUMED TO BEAR NORTH 44°57'29" EAST.

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