

LAND DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, 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:

CONSIDERING THE 10 FOOT RANGE LINE ALONG WEST JEWELL AVENUE TO BEAR NORTH 89°34'18" EAST, A DISTANCE OF 326.20 FEET BETWEEN A FOUND RANGE POINT AT THE INTERSECTION OF S. BANNOCK STREET AND W. JEWELL AVENUE, BEING A 2" BRASS TAG STAMPED "PLS 19003," AND A FOUND RANGE POINT AT THE INTERSECTION OF W. JEWELL AVENUE AND S. ACOMA STREET, BEING A 1" SQUARE METAL ROD IN RANGE BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT AT THE INTERSECTION OF S. ACOMA STREET AND W. JEWELL AVENUE; THENCE NORTH 79°05'58" WEST, A DISTANCE OF 50.91 FEET TO THE SOUTHEASTERLY CORNER OF LOT 25, BLOCK 12, OVERLAND PARK SUBDIVISION; THENCE NORTH 67°17'12" WEST, A DISTANCE OF 4.33 FEET TO THE POINT OF BEGINNING.

THENCE ALONG A LINE PARALLEL WITH, AND 4.00 FEET WESTERLY THEREFROM, THE EASTERLY LINE OF LOTS 25 TO 28, SAID BLOCK 12, NORTH 00°04'49" EAST, A DISTANCE OF 91.00 FEET; THENCE SOUTH 89°55'11" EAST, A DISTANCE OF 2.83 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 1.17 FEET WESTERLY THEREFROM, SAID EASTERLY LINE OF LOTS 25 TO 28, SOUTH 00°04'49" WEST, A DISTANCE OF 91.00 FEET; THENCE NORTH 89°55'11" WEST, A DISTANCE OF 2.83 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 258 SQ. FT. OR 0.006 ACRES, MORE OR LESS.