

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 19 OF "FIRST ADDITION TO OVERLAND PARK" ON FILE IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, COLORADO; THENCE ALONG THE WEST LINE OF SAID BLOCK 19, SOUTH 00°37'30" WEST, 153.67 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 53.00 FEET; THENCE DEPARTING SAID WEST LINE AND CURVING TO THE LEFT ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 90°42'57", AN ARC LENGTH OF 83.91 FEET, THE CHORD OF SAID CURVE BEARS NORTH 44°43'58" WEST FOR A LENGTH OF 75.42 FEET; THENCE SOUTH 89°54'33" WEST, 6.34 FEET TO THE SOUTHEAST CORNER OF BLOCK 18 OF SAID "FIRST ADDITION OF OVERLAND PARK"; THENCE ALONG THE EAST LINE OF SAID BLOCK 18, NORTH 00°37'30" EAST, 100.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST IOWA AVENUE, SAID POINT ALSO BEING THE SOUTH LINE OF THE NORTH 25 FEET OF LOT 1 OF SAID BLOCK 18; THENCE DEPARTING SAID EAST LINE, NORTH 89°54'33" EAST, 60.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 6,621 SQUARE FEET OR 0.152 ACRE OF LAND.

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS THE EASTERLY LINE OF BLOCK 19, FIRST ADDITION TO OVERLAND PARK AS MONUMENTED AS SHOWN ON THE ATTACHED EXHIBIT. SAID LINE BEARS SOUTH 11°47'51" WEST.

STACY LYNN BALZER, PLS
COLORADO REG. NO. 38495
FOR, AND ON BEHALF OF:
R&R ENGINEERS-SURVEYORS, INC.
710 W. COLFAX AVENUE, DENVER, CO 80204