

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 13, BLOCK 1, FIRST ADDITION TO MANCHESTER BEING A NO. 5 REBAR WITH NO CAP; THENCE N89°39'34"E ALONG THE SOUTH LINE OF SAID LOT 13, 147.49 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13 (ALSO BEING A POINT ON THE WEST LINE OF THE D.S.P. & P RAILROAD) BEING A NO. 4 REBAR WITH NO CAP; THENCE S02°23'56"E ALONG SAID WEST LINE OF SAID D.S.P. & P RAILROAD, 22.63 FEET; THENCE DEPARTING FROM SAID WEST LINE N82°12'31"W, 149.81 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 1 EXTENDED; THENCE N00°00'00"E, 1.43 FEET ALONG SAID WEST LINE OF SAID BLOCK 1 EXTENDED TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,774 SQUARE FEET OR 0.0407 ACRES MORE OR LESS.

BASIS OF BEARINGS:

AN ASSUMED BEARING OF S89°41'39"W BEING THE NORTH LINE OF LOT 19, BLOCK 1, FIRST ADDITION TO MANCHESTER BETWEEN TWO FOUND MONUMENTS. BOTH MONUMENTS BEING A REBAR WITH YELLOW CAP STAMPED PLS 18475; ONE AT THE NORTHWEST CORNER OF SAID LOT 19 AND ONE AT THE NORTHEAST CORNER OF SAID LOT 19.