

LAND DESCRIPTION:

That part of Lot 4, Block 18, Southlawn Gardens Subdivision, City and County of Denver, State of Colorado situated in the Southeast Quarter of Section 29, Township 4 South, Range 68 West of the 6th Principal Meridian being more particularly described as follows:

COMMENCING at the found 1" axle inside a range box being the Northeast corner of the range line surrounding said Block 18, thence S68°44'16"W, 642.87 feet to the found 1.25" copper tag (L.S. 24670) being the Northwest corner of Lot 4 of said Block 18 and the true POINT OF BEGINNING;

THENCE N89°44'02"E, a distance of 5.00 feet;

THENCE S00°01'50"E, a distance of 66.84 feet;

THENCE S89°50'35"W, a distance of 5.00 feet;

THENCE N00°01'50"W, a distance of 66.84 feet to the POINT OF BEGINNING.

Containing 334 Square Feet (0.008 Acres), more or less.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST PROPERTY LINE OF LOT 13, BLOCK 18, SOUTHLAWN GARDENS SUBDIVISION BETWEEN THE FOUND 1" AXLE IN RANGE BOX ON THE INTERSECTION OF W. VASSAR AVE AND S. DECATUR ST AND THE FOUND 1" AXLE IN RANGE BOX ON THE INTERSECTION BETWEEN W. COLLEGE AVE AND W. VASSAR AVE, ASSUMED TO BEAR N00°01'32"W.