

LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ALSO BEING IN THE RIGHT-OF-WAY OF SOUTH GLENCOE STREET (60-FOOT WIDE PUBLIC RIGHT-OF-WAY) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH 89°32'45" WEST, A DISTANCE OF 1516.90 FEET;

THENCE SOUTH 00°27'15" EAST, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF TRACT A, BLOCK 1 OF BELMONT HEIGHTS FILING NO. 2;

THENCE NORTH 89°32'45" EAST ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 419.98 FEET TO THE NORTHEAST CORNER OF SAID TRACT A;

THENCE SOUTH 00°27'15" EAST ALONG THE EAST LINE OF SAID TRACT A, A DISTANCE OF 18.25 FEET TO THE POINT OF BEGINNING;

THENCE S 63° 14' 54" E, A DISTANCE OF 6.56 FEET;

THENCE S 00° 23' 34" E, A DISTANCE OF 300.65 FEET;

THENCE S 07° 30' 35" W, A DISTANCE OF 21.62 FEET;

THENCE N 90° 00' 00" W, A DISTANCE OF 2.51 FEET TO A POINT ON THE EAST LINE OF SAID TRACT A;

THENCE N 00° 27' 15" W ALONG SAID EAST LINE, A DISTANCE OF 325.04 FEET TO THE POINT OF BEGINNING;

THE ABOVE-DESCRIBED PARCEL CONTAINS A TOTAL OF 1,802 SQUARE FEET (0.041 ACRES), MORE OR LESS, AS SURVEYED.

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 6, BEING ASSUMED TO BEAR NORTH 89°32'45" EAST, A DISTANCE OF 2651.13 FEET, FROM THE NORTH QUARTER CORNER OF SAID SECTION 6, BEING MONUMENTED BY A 3-1/4 INCH ALUMINUM CAP, IN A RANGE BOX, ILLEGIBLE, TO THE NORTHEAST CORNER OF SAID SECTION 6, BEING MONUMENTED BY 3-1/4 INCH ALUMINUM CAP, IN A RANGE BOX, STAMPED "PLS 14157", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.