

LAND DESCRIPTION

LOTS 38 TO 47, INCLUSIVE, AND THE SOUTH 5 FEET OF LOT 48, BLOCK 3, COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION, SITUATED IN THE NORTHWEST  $\frac{1}{4}$  OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT IN THE INTERSECTION OF WEST COLFAX AVENUE AND NORTH KNOX COURT BEING A FOUND STONE FROM WHENCE THE RANGE POINT IN THE INTERSECTION OF WEST 14<sup>TH</sup> AVENUE AND NORTH KNOX COURT BEING A FOUND NO. 8 REBAR BEARS SOUTH  $00^{\circ}19'38''$  EAST, A DISTANCE OF 680.20 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH  $18^{\circ}07'08''$  WEST, A DISTANCE OF 63.21 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 3;

THENCE SOUTH  $00^{\circ}19'38''$  EAST ALONG THE EAST LINE OF SAID BLOCK 3, A DISTANCE OF 20.00 FEET TO A POINT 5.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 48 AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH  $00^{\circ}19'38''$  EAST ALONG THE EAST LINE OF SAID BLOCK 3, A DISTANCE OF 255.08 FEET TO THE SOUTHEAST CORNER OF SAID LOT 38;

THENCE SOUTH  $89^{\circ}47'10''$  WEST ALONG THE SOUTH LINE OF SAID LOT 38, A DISTANCE OF 124.69 FEET TO THE SOUTHWEST CORNER OF SAID LOT 38;

THENCE NORTH  $00^{\circ}20'59''$  WEST ALONG THE WEST LINES OF SAID LOTS 38 THROUGH 48, A DISTANCE OF 255.08 FEET TO A POINT 5.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 48;

THENCE NORTH  $89^{\circ}47'10''$  EAST PARALLEL AND 5.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 48, A DISTANCE OF 124.79 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 31,818 SQUARE FEET OR 0.730 ACRES OF LAND, MORE OR LESS.