

**LAND DESCRIPTION:**

BEING A PORTION OF THE SOUTH 43.5 FEET OF THE NORTH AND SOUTH ALLEY BOUNDED ON THE WEST BY LOTS 20 AND 21 AND LOT 29 ON THE EAST. TOGETHER WITH A PORTION OF THE WEST 6 FEET OF THE SOUTH 43.5 FEET OF LOT 29, BLOCK 21 AS DESCRIBED IN ORDINANCE 95, SERIES 1951 IN THE RESUBDIVISION OF BLOCKS 16, 19, 21, 31 CHELTENHAM HEIGHTS, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET NO 5 REBAR ORANGE PLASTIC CAP (L.S. 37969), ALSO BEING THE SOUTHWEST CORNER OF LOT 20, CHELTENHAM HEIGHTS SUBDIVISION;

THENCE N71°37'23"E, A DISTANCE OF 136.98 FEET TO A POINT ON THE EAST LOT LINE OF LOT 21, BLOCK 21, CHELTENHAM HEIGHTS SUBDIVISION MONUMENTED BY A FOUND NO. 5 REBAR W/ RED PLASTIC CAP (L.S. 27601) ALSO BEING THE POINT OF BEGINNING;

THENCE S89°51'42"E, A DISTANCE OF 16.00 FEET;

THENCE S00°00'13"E, A DISTANCE OF 40.34 FEET;

THENCE N89°51'42"W, A DISTANCE OF 16.00 FEET TO THE SOUTHEAST CORNER OF LOT 20 MONUMENTED BY A MAG NAIL AND BRASS TAG (L.S. 37969);

THENCE N00°00'13"W, A DISTANCE OF 40.34 FEET MORE OR LESS TO THE POINT OF BEGINNING;

CONTAINING 645.5 SQUARE FEET (0.015 ACRES) MORE OR LESS.

**BASIS OF BEARINGS:** BEARINGS ARE BASED OF THE NORTHERLY RANGE LINE OF BLOCK 21 OF CHELTENHAM HEIGHTS SUBDIVISION BETWEEN THE FOUND 3" ALUMINUM CAP INSIDE A RANGE BOX (L.S. 16801) AND THE FOUND 3" BRASS CAP INSIDE A RANGE BOX. ASSUMED TO BEAR S89°55'49"E.