

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOTS 35 & 36, BLOCK 2, FLEMING'S SUBDIVISION AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE 16' RANGE LINE ALONG SOUTH PEARL STREET TO BEAR SOUTH 00°00'34" WEST, A DISTANCE OF 628.25 FEET BETWEEN FOUND 2 1/4" ALUMINUM CAPS STAMPED "FALCON SURVEYING INC. CITY & CNT DEN PLS 34183" IN RANGE BOXES AT THE INTERSECTION OF SOUTH PEARL STREET AND FLORIDA AVENUE AND AT THE INTERSECTION OF SOUTH PEARL STREET AND IOWA AVENUE, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT AT THE INTERSECTION OF SOUTH PEARL STREET AND FLORIDA AVENUE; THENCE ALONG SAID 16' RANGE LINE, SOUTH 00°00'34" WEST, A DISTANCE OF 369.75 FEET; THENCE SOUTH 89°25'30" WEST, A DISTANCE OF 16.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 35, BLOCK 2, FLEMING'S SUBDIVISION MONUMENTED BY A 1 1/2" PLUG WITH 1" COPPER CAP STAMPED "COPLS.COM 26958 RM" AT A 4.0' OFFSET; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 35, SOUTH 89°25'30" WEST, A DISTANCE OF 123.05 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID SOUTHERLY LINE, SOUTH 89°25'30" WEST, A DISTANCE OF 2.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 35, MONUMENTED BY A 1 1/2" PLUG WITH 1" COPPER CAP STAMPED "COPLS.COM 26958 RM" AT A 2.0' OFFSET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE ALLEY WITHIN SAID BLOCK 2, NORTH 00°00'34" EAST, A DISTANCE OF 50.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 36, SAID BLOCK 2, BEING MONUMENTED BY A 1 1/2" PLUG WITH 1" COPPER CAP STAMPED "COPLS.COM 26958 RM" AT A 2.0' OFFSET; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 36, NORTH 89°25'35" EAST, A DISTANCE OF 2.00 FEET; THENCE PARALLEL WITH AND 2.0 FEET EASTERLY OF SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 00°00'34" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 100 SQ. FT., MORE OR LESS.