

LAND DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 37, BLOCK 3, RANK'S RESUBDIVISION OF CHELTENHAM HEIGHTS;
THENCE N89°54'37"E, A DISTANCE OF 30.00 FEET TO A POINT ALONG THE NORTH LINE OF SAID LOT 37;
THENCE S50°51'55"W, A DISTANCE OF 14.18 FEET;
THENCE N00°00'00"E, A DISTANCE OF 20.97 FEET TO A POINT ALONG THE SOUTH LINE OF LOT 35;
THENCE S89°54'39"W, A DISTANCE OF 82.00 FEET ALONG THE SOUTH LINE OF LOTS 35, 34, AND 33;
THENCE S00°00'00"W, A DISTANCE OF 20.97 FEET;
THENCE N50°45'26"E, A DISTANCE OF 14.21 FEET TO A POINT ALONG THE NORTH LINE OF LOT 36;
THENCE N89°54'37"E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;
CONTAINING 1083 SF (0.025 ACRES) MORE OR LESS.