

LEGAL DESCRIPTION – 2890 HAZEL CT.

ALL THAT PARCEL OF LAND BEING ALL OF LOTS 23, 24 AND THE WEST HALF OF LOT 22, BLOCK 2, KENNEDYS ADDITION TO THE TOWN OF HIGHLANDS, EXCEPT FOR THE SOUTHERLY 42.79 FEET THEREOF, LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 24;

THENCE S89°48'17"E 65.50 FEET TO THE NORTHEASTERLY CORNER OF THE WEST HALF OF SAID LOT 22;

THENCE S00°04'14"W 135.48 FEET;

THENCE N89°50'34"W 65.53 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 24, BEING 42.79 FEET DISTANT FROM THE SOUTHWESTERLY CORNER OF SAID LOT 24;

THENCE N00°04'51"E 135.53 FEET, TO THE POINT OF BEGINNING.

CONTAINING 8,878 SQUARE FEET OR 0.204 ACRES, MORE OR LESS.

BEARINGS USED HEREIN ARE BASED ON THE 20' RANGE LINE ON HAZEL COURT, BETWEEN W. 29TH AVE AND WEST 28TH AVE. ALONG HAZEL COURT, BEING S00°04'08"W AS MEASURED WITH GPS USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED AT WEST 29TH AVE BY A STONE WITH A CROSS IN RANGE BOX, AND MONUMENTED AT WEST 28TH AVE BY A STONE WITH A CROSS IN RANGE BOX.

LEGAL DESCRIPTION – 3120 W 29TH AVE

ALL THAT PARCEL OF LAND BEING ALL OF LOTS 20, 21, THE WEST HALF OF LOT 19 AND THE EAST HALF OF LOT 22, AND THE SOUTHERLY 42.79 FEET OF LOTS 23, 24 AND THE WEST HALF OF LOT 22, BLOCK 2, KENNEDYS ADDITION TO THE TOWN OF HIGHLANDS, LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 24;

THENCE S89°48'17"E 65.50 FEET TO THE POINT OF BEGINNING AT THE NORTHWESTERLY CORNER OF THE EAST HALF OF LOT 22;

THENCE S89°48'17"E 75.00 FEET TO THE NORTHEASTERLY CORNER OF THE WEST HALF OF SAID LOT 19;

THENCE S00°03'31"W 178.22 FEET TO THE SOUTHEASTERLY CORNER OF THE WEST HALF OF SAID LOT 19;

THENCE N89°50'33"W 140.58 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 24;

THENCE N00°04'51"E 42.79 FEET;

THENCE S89°50'34"E 65.53 FEET;

THENCE N00°04'14"E 135.48 FEET, TO THE POINT OF BEGINNING.

CONTAINING 16,177 SQUARE FEET OR 0.371 ACRES, MORE OR LESS.

BEARINGS USED HEREIN ARE BASED ON THE 20' RANGE LINE ON HAZEL COURT, BETWEEN W. 29TH AVE AND WEST 28TH AVE. ALONG HAZEL COURT, BEING S00°04'08"W AS MEASURED WITH GPS USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED AT WEST 29TH AVE BY A STONE WITH A CROSS IN RANGE BOX, AND MONUMENTED AT WEST 28TH AVE BY A STONE WITH A CROSS IN RANGE BOX.

LEGAL DESCRIPTION – 2901 GROVE ST

ALL THAT PARCEL OF LAND BEING THE EAST 164.65 FEET OF LOTS 26 & 27, BLOCK 31, HIGHLAND PARK, LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 27;

THENCE N89°48'17"W 164.65 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 27;

THENCE N00°11'43"E 100.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAIE LOT 26;

THENCE S89°48'17"E 164.65 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 26;

THENCE S00°11'43"W 100.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 16,465 SQUARE FEET OR 0.378 ACRES, MORE OR LESS.

BEARINGS USED HEREIN ARE BASED ON THE 20' RANGE LINE ON HAZEL COURT, BETWEEN W. 29TH AVE AND WEST 28TH AVE. ALONG HAZEL COURT, BEING S00°04'08"W AS MEASURED WITH GPS USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED AT WEST 29TH AVE BY A STONE WITH A CROSS IN RANGE BOX, AND MONUMENTED AT WEST 28TH AVE BY A STONE WITH A CROSS IN RANGE BOX.

LEGAL DESCRIPTION – 2921 GROVE ST

ALL THAT PARCEL OF LAND BEING THE EAST 164.65 FEET OF LOT 25, BLOCK 31, HIGHLAND PARK, LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAIE LOT 25

THENCE N89°48'17"W 164.65 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 25;

THENCE N00°11'43"E 50.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 25;

THENCE S89°48'17"E 164.65 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 25;

THENCE S00°11'35"W 50.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 8,233 SQUARE FEET OR 0.189 ACRES, MORE OR LESS.

BEARINGS USED HEREIN ARE BASED ON THE 20' RANGE LINE ON HAZEL COURT, BETWEEN W. 29TH AVE AND WEST 28TH AVE. ALONG HAZEL COURT, BEING S00°04'08"W AS MEASURED WITH GPS USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED AT WEST 29TH AVE BY A STONE WITH A CROSS IN RANGE BOX, AND MONUMENTED AT WEST 28TH AVE BY A STONE WITH A CROSS IN RANGE BOX.