

A PARCEL OF LAND BEING THE SOUTH 55 FEET OF LOTS 17 THROUGH 32, BLOCK 22, CASE AND EBERT'S ADDITION TO THE CITY OF DENVER, SITUATED IN THE NORTHWEST QUARTER OF SECTION 26 AND THE NORTHEAST QUARTER OF SECTION 27, 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 SOUTH CORNER OF SAID LOT 17;
THENCE NORTH 44°58'26" WEST ALONG THE SOUTHWEST LINE OF SAID BLOCK 22, A DISTANCE OF 55.00 FEET;
THENCE NORTH 44°58'03" EAST PARALLEL WITH THE SOUTHEAST LINE OF SAID BLOCK 22, A DISTANCE OF 400.01 FEET TO A POINT ON THE NORTHEAST LINE OF SAID BLOCK 22;
THENCE SOUTH 45°02'14" EAST ALONG SAID NORTHEAST LINE, A DISTANCE OF 55.00 FEET TO THE EAST CORNER OF SAID LOT 32;
THENCE SOUTH 44°58'03" WEST ALONG THE SOUTHEAST LINE OF SAID BLOCK 22, A DISTANCE OF 400.07 FEET TO THE POINT OF BEGINNING

PARCEL CONTAINS 22,002 SQUARE FEET OR 0.51 ACRES, MORE OR LESS

BEARINGS ARE BASED ON SOUTHEAST LINE OF BLOCK 22, CASE AND EBERT'S ADDITION TO THE CITY OF DENVER, ASSUMED TO BEAR SOUTH 44°58'03" WEST.

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