

LAND DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE 10 FOOT RANGE LINE ALONG WEST JEWELL AVENUE TO BEAR NORTH 89°34' 18" EAST, A DISTANCE OF 326.20 FEET BETWEEN A FOUND RANGE POINT AT THE INTERSECTION OF S. BANNOCK STREET AND W. JEWELL AVENUE, BEING A 2" BRASS TAG STAMPED "PLS 19003," AND A FOUND RANGE POINT AT THE INTERSECTION OF W. JEWELL AVENUE AND S. ACOMA STREET, BEING A 1" SQUARE METAL ROD IN RANGE BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT AT THE INTERSECTION OF S. ACOMA STREET AND W. JEWELL AVENUE; THENCE NORTH 79°05'58" WEST, A DISTANCE OF 50.91 FEET TO THE SOUTHEASTERLY CORNER OF LOT 25, BLOCK 12, OVERLAND PARK SUBDIVISION AND THE POINT OF BEGINNING.

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 25, SOUTH 89°34'18" WEST, A DISTANCE OF 4.00 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 4.00 FEET WESTERLY THEREFROM, THE EASTERLY LINE OF SAID BLOCK 12, NORTH 00°04'49" EAST, A DISTANCE OF 98.79 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT PROPERTY DESCRIBED IN BOOK 779, PAGE 463; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 39°52'11" EAST, A DISTANCE OF 4.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PROPERTY; THENCE ALONG THE EASTERLY LINE OF LOTS 25 TO 28, SAID BLOCK 12, SOUTH 00°04'49" WEST, A DISTANCE OF 98.75 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 395 SQ. FT. OR 0.009 ACRES, MORE OR LESS.