

LEGAL DESCRIPTION 1085 LOWELL BLVD.:

LOTS 46, 47 AND 48, BLOCK 16, WEST VILLA PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 46, ALSO BEING THE **POINT OF BEGINNING**;

THENCE N 89°40'19" W, A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 46;

THENCE N 00°19'44" E, A DISTANCE OF 74.95 FEET TO THE NORTHWEST CORNER OF SAID LOT 48;

THENCE S 89°40'14" E, A DISTANCE OF 125.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 48;

THENCE S 00°19'44" W, A DISTANCE OF 74.95 FEET, BACK TO THE **POINT OF BEGINNING**.

CONTAINING: 9368.74 ± SQ. FT. (0.215 ± AC.)

BASIS OF BEARING: BEARINGS ARE BASED ON THE LINE BETWEEN A FOUND 1 INCH AXLE IN A RANGE BOX AT THE INTERSECTION OF MEADE ST. AND W. 10TH AVE. ALSO BEING THE 20 FOOT BY 20 FOOT RANGE POINT, SOUTHWEST OF THE SOUTHWEST CORNER OF BLOCK 16 OF WEST VILLA PARK SUBDIVISION AND A FOUND DRAGTOOTH IN A RANGE BOX AT THE INTERSECTION OF LOWELL BLVD. AND W. 10TH AVE. ALSO BEING A RANGE POINT ON A 20 FOOT RANGE LINE, NORTH 20 FEET OF THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF WINDSOR SUBDIVISION. ASSUMED TO BEAR S86°25'50"E AT 352.82 FEET.