

LAND DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LOTS 3 THROUGH 6, BLOCK 3, MILLESON'S ADDITION TO DENVER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

COMMENCING AT THE RANGE POINT IN THE INTERSECTION OF WEST BARBERRY PLACE AND TEJON STREET MONUMENTED BY A FOUND AXLE IN RANGE BOX, THENCE SOUTH 67°46'22" WEST 92.40 FEET TO THE NORTH LINE OF SAID BLOCK 3 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 00°05'00" EAST 5.00 FEET;

THENCE SOUTH 89°55'00" WEST 11.92 FEET;

THENCE NORTH 00°05'00" WEST 5.00 FEET TO SAID NORTH LINE;

THENCE ON SAID NORTH LINE, NORTH 89°55'00" EAST 11.92 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 60 SQUARE FEET OR 0.001 ACRE OF LAND.

PARCEL 2:

COMMENCING AT THE RANGE POINT IN THE INTERSECTION OF WEST BARBERRY PLACE AND TEJON STREET MONUMENTED BY A FOUND AXLE IN RANGE BOX, THENCE SOUTH 71°40'52" WEST 111.30 FEET TO THE NORTH LINE OF SAID BLOCK 3 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 00°05'00" EAST 4.17 FEET;

THENCE SOUTH 89°55'00" WEST 12.17 FEET;

THENCE NORTH 00°05'00" WEST 4.17 FEET TO SAID NORTH LINE;

THENCE ON SAID NORTH LINE, NORTH 89°55'00" EAST 12.17 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 51 SQUARE FEET OR 0.001 ACRE OF LAND.

PARCEL 3:

COMMENCING AT THE RANGE POINT IN THE INTERSECTION OF WEST BARBERRY PLACE AND TEJON STREET MONUMENTED BY A FOUND AXLE IN RANGE BOX, THENCE SOUTH 75°19'30" WEST 140.91 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°05'00" EAST 3.46 FEET;

THENCE SOUTH 89°56'17" WEST 10.21 FEET;

THENCE NORTH 00°14'07" EAST 4.13 FEET THE NORTH LINE OF SAID BLOCK 3;

THENCE ON SAID NORTH LINE, NORTH 89°55'00" EAST 5.68 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°05'00" EAST 0.67 FEET;

THENCE SOUTH 89°58'46" EAST 4.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 39 SQUARE FEET OR 0.001 ACRE OF LAND.

BEARINGS ARE BASED ON THE 25.0' RANGE LINE IN TEJON STREET, BETWEEN WEST BARBERRY PLACE AND 8TH AVENUE. SAID LINE BEARS NORTH 00°00'33" EAST, AND IS MONUMENTED AT THE SOUTH END BY A FOUND NO. 8 REBAR WITHOUT CAP IN RANGE BOX AND IS MONUMENTED AT THE NORTH END BY A FOUND AXLE IN RANGE BOX WITH ALL BEARINGS CONTAINED HEREON RELATIVE HERETO.

BASIL MICAH HANSON, P.L.S.
COLORADO REG. NO. 38020
FOR AND ON BEHALF OF
R&R ENGINEERS-SURVEYORS, INC.