

PROPERTY DESCRIPTION

0.215 ACRES, BEING ALL OF LOTS 22 THRU 24, BLOCK 2, CASE & EBERT'S ADDITION TO THE CITY OF DENVER, FILED AS ENGINEERING IMAGE AT BOOK 1, PAGE 37, CITY AND COUNTY OF DENVER, STATE OF COLORADO. SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COUNTY OF DENVER, STATE OF COLORADO. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING FROM A FOUND 1-INCH PLUG (LS37066), SET AS A WITNESS CORNER, AND BEING 12.0 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF BLOCK 28, SAID CASE & EBERT'S ADDITION TO THE CITY OF DENVER, WHENCE A FOUND 1-INCH PLUG (LS37066) SET ALONG SAID LINE BEARS S 44° 37'24" W (BASIS OF BEARINGS), A DISTANCE OF 200.21 FEET;

THENCE S 78°48'32" W, A DISTANCE OF 121.08 FEET TO THE EASTERLY MOST CORNER OF SAID LOT 24, BLOCK 2, CASE & EBERT'S ADDITION TO THE CITY OF DENVER AND THE POINT OF BEGINNING;

THENCE S 44°37'24" W, ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 2, A DISTANCE OF 75.04 FEET, TO THE SOUTHERLY MOST CORNER OF SAID LOT 22, BLOCK 2, CASE & EBERT'S ADDITION TO THE CITY OF DENVER;

THENCE N 45°24'15" W, ALONG THE WESTERLY MOST LINE OF SAID LOT 22, A DISTANCE OF 124.86 FEET, TO THE WESTERLY MOST CORNER OF SAID LOT 22;

THENCE N 44°35'15" E, ALONG THE EASTERLY LINE OF THE 16.0 FOOT ALLEYWAY AS DEDICATED ON SAID CASE EBERT'S ADDITION TO THE CITY OF DENVER, 75.07 FEET, TO THE NORTHERLY MOST CORNER OF SAID LOT 24;

THENCE S 45°2'34" E, ALONG THE NORTHERLY MOST LINE OF SAID LOT 24, A DISTANCE OF 124.90 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.215 ACRES (9379 SQ.FT.), MORE OR LESS.