

A PARCEL OF LAND BEING THOSE PORTIONS OF BLOCK 5 AND BLOCK 9, GARDEN ADDITION TO DENVER AND THE VACATED PORTIONS OF WEST 33RD AVENUE, AND WEST MONCRIEFF PLACE, AND OF UNPLATTED PROPERTY IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 27, AND CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 27 TO BEAR SOUTH 89°42'49" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 60°41'39" WEST, A DISTANCE OF 1131.64 FEET TO THE NORTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED SEPTEMBER 28, 1967 IN BOOK 9790 AT PAGE 663, IN THE OFFICE OF THE DENVER COUNTY CLERK AND RECORDER, SAID CORNER BEING ON THE WEST LINE OF DENARGO STREET, AND THE **POINT OF BEGINNING**;

THENCE SOUTH 00°18'29" EAST, A DISTANCE OF 420.00 FEET, ALONG SAID WEST LINE OF DENARGO STREET TO THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF BLOCK 10, OF SAID GARDEN ADDITION;

THENCE SOUTH 89°42'29" WEST, A DISTANCE OF 336.79 FEET ALONG SAID NORTHERLY LINE TO THE NORTHWEST CORNER OF LOT 7, BLOCK 10, OF SAID GARDEN ADDITION, SAID CORNER BEING ON THE EASTERLY LINE OF THE BURLINGTON NORTHERN RAILROAD PROPERTY;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 00°17'31" WEST, A DISTANCE OF 20.00 FEET;
- 2) SOUTH 89°42'29" WEST, A DISTANCE OF 25.00 FEET;
- 3) NORTH 00°17'31" WEST, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF LOT 33, OF SAID BLOCK 9, GARDEN ADDITION TO DENVER;
- 4) NORTH 22°05'36" WEST, A DISTANCE OF 134.60 FEET TO THE SOUTHWEST CORNER OF LOT 4, OF SAID BLOCK 9, GARDEN ADDITION TO DENVER;
- 5) NORTH 00°17'31" WEST, A DISTANCE OF 255.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN BOOK 9790 AT PAGE 663;

THENCE NORTH 89°42'29" EAST, A DISTANCE OF 411.66 FEET ALONG THE NORTH LINE OF LAST SAID PARCEL TO THE **POINT OF BEGINNING**,

CONTAINING A CALCULATED AREA OF 167,289 SQUARE FEET OR 3.8404 ACRES, MORE OR LESS.

I, BRIAN J. PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO  
HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY  
ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

BRIAN J. PFOHL, P.L.S. 38445  
FOR AND ON BEHALF OF MANHARD CONSULTING