

LAND DESCRIPTION:

ALL THAT PORTION LYING IN WEST 12TH AVENUE AND OSCEOLA STREET, BEING IN THE NE 1/4 OF SEC. 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST, 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST RANGE CORNER OF BLOCK 4, WEST VILLA PARK, SAID MONUMENT BEING A FOUND 2.5" BRASS CAP FLUSH WITH ROAD SURFACE AT THE RANGE LINE INTERSECTION OF PERRY STREET AND WEST 12TH AVENUE; THENCE S89°21'52"E ALONG THE SOUTH RANGE LINE OF SAID BLOCK 4, WEST VILLA PARK, A DISTANCE OF 329.88 FEET TO A FOUND 2 1/2" ALUMINUM CAP IN STEEL RANGE BOX AT THE RANGE LINE INTERSECTION OF OSCEOLA STREET AND WEST 12TH AVENUE, (ALL BEARINGS CONTAINED HEREIN AND RELATIVE THERETO SAID SOUTH RANGE LINE); THENCE N37°08'41"W A DISTANCE OF 28.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE N89°20'21"W A DISTANCE OF 2.55 FEET TO THE EAST LINE OF LOT 25, BLOCK 4, WEST VILLA PARK; THENCE S00°37'06"W ALONG THE EAST LINE OF SAID LOT 25, A DISTANCE OF 3.21 FEET TO THE SOUTHEAST CORNER OF SAID LOT 25, SAID POINT BEING A SET NUMBER 4 REBAR WITH ORANGE CAP MARKED "PLS HUEY 38290; THENCE N89°21'52"W ALONG THE SOUTH LINE OF SAID LOT 25, A DISTANCE OF 120.25 FEET; THENCE S00°38'08"W A DISTANCE OF 6.24 FEET; THENCE S89°21'52"E, PARALLEL WITH THE SOUTH LINE OF SAID LOT 25, A DISTANCE OF 113.29 FEET TO START OF A CURVE TO THE LEFT, WHOSE RADIUS BEARS N00°38'08"E A DISTANCE OF 9.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°39'45", AN ARC DISTANCE OF 14.87 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 755 SQUARE FEET OR 0.02 ACRES MORE OR LESS.