

LAND DESCRIPTION - A
SHEET 1 OF 2

A PARCEL OF LAND BEING A PORTION OF VACATED 7TH AVENUE BETWEEN BLOCK 15 AND 18, WHITSITT'S ADDITION TO DENVER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 15, WHITSITT'S ADDITION TO DENVER, THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID VACATED 7TH AVENUE, N89°11'51"E A DISTANCE OF 22.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N89°11'51"E A DISTANCE OF 110.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, S00°51'50"E A DISTANCE OF 70.50 FEET; THENCE S89°11'51"W A DISTANCE OF 110.00 FEET; THENCE N00°51'50"W A DISTANCE OF 70.50 FEET TO THE POINT OF BEGINNING.

THE AREA HEREIN DESCRIBED SHALL FOREVER BE SUBJECT TO MAINTENANCE OF A 25 FOOT CLEARANCE AS MEASURED FROM THE GROUND SURFACE TO THE UNDERSIDE OF THE PROPOSED STRUCTURE.

SAID PARCEL CONTAINS 7,755 SQUARE FEET (0.178 ACRES), MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN US SURVEY FEET

BEARINGS ARE BASED ON THE 20' RANGE LINE IN ACOMA ST BETWEEN WEST 6TH AVENUE A 1" DIAMETER IRON ROD IN RANGE BOX AND WEST 7TH AVENUE A 2" DIAMETER BRASS DISK WHICH BEARS S00°52'36"E A DISTANCE OF 605.62 FEET.

PREPARED BY MATTHEW CHAPA
REVIEWED BY RICHARD NOBBE, PLS #23899
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
JULY 05, 2018