

LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF DIVISION STREET RIGHT-OF-WAY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE 28 FOOT RANGE LINE IN INCA STREET AND THE 20 FOOT RANGE LINE IN WEST 29TH AVENUE; THENCE S10°59'29"E A DISTANCE OF 40.71 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DIVISION STREET EXTENDED, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N89°44'10"E A DISTANCE OF 4.13 FEET;

THENCE S14°44'40"E A DISTANCE OF 99.33 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CHESTNUT PLACE EXTENDED;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY OF CHESTNUT PLACE EXTENDED, S44°30'17"W A DISTANCE OF 4.65 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DIVISION STREET;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF DIVISION STREET AND ITS EXTENSION THEREOF, N14°44'40"W A DISTANCE OF 102.74 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.009 ACRES OR 404 SQUARE FEET MORE OR LESS.

ALL LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE 20' RANGE LINE IN WEST 29TH AVENUE ASSUMED TO BEAR N89°44'10"E BEING MONUMENTED BY A FOUND #8 REBAR IN RANGE BOX AT THE INTERSECTION OF 28' RANGE LINE IN INCA STREET AND THE 20' RANGE LINE OF WEST 29TH AVENUE AND A FOUND 2-1/2" ALUMINUM CAP PLS # ILLEGIBLE AT THE INTERSECTION OF THE 10' RANGE LINE IN HURON STREET AND 20' RANGE LINE IN WEST 29TH AVENUE.