

A PARCEL OF LAND LOCATED IN BLOCK 4, WEST FAIRVIEW SUBDIVISION, ALSO DESCRIBED IN ORDINANCE NO. 31, SERIES OF 1941, ALSO LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE 20' RANGE LINE LOCATED ON FEDERAL BLVD. MONUMENTED AT THE NORTH END AT THE INTERSECTION OF SAID FEDERAL BLVD. AND VACATED W. 12TH AVE., BY A FOUND ILLEGIBLE 3.25" BRASS CAP IN RANGE BOX, DOWN 0.6' AND MONUMENTED AT HE SOUTH END AT THE INTERSECTION OF SAID FEDERAL BLVD. AND VACATED W. 11TH AVE., BY A FOUND 3.25" ALUMINUM CAP IN RANGE BOX, DOWN 0.6', MARKED "RANGE POINT PLS 35586". SAID LINE BEARS S00°06'43"E.

COMMENCING AT SAID FOUND ILLEGIBLE 3.25" BRASS CAP IN RANGE BOX, THENCE S12°06'30"E, A DISTANCE OF 168.39 FEET TO THE EASTERLY LINE OF THAT CERTAIN 15 FEET DEDICATED RIGHT OF WAY FOR FEDERAL BLVD. PER ORDINANCE NO. 34, SERIES OF 2003, AND THE POINT OF BEGINNING;

THENCE, S89°52'12"E, DEPARTING SAID EASTERLY LINE OF THAT 15 FEET DEDICATED RIGHT OF WAY FOR FEDERAL BLVD. PER ORDINANCE NO. 34, SERIES OF 2003, THRUOUGH SAID BLOCK 4, A DISTANCE OF 385.12 FEET TO A WESTERLY LINE OF VACATED OF N. ELIOT ST. BY ORDINANCE NO. 31, SERIES OF 1941;

THENCE, S00°10'21"E, CONTINUING THROUGH SAID BLOCK 4, AND ALONG SAID WESTERLY LINE OF VACATED N. ELIOT ST. BY ORDINANCE NO. 31, SERIES OF 1941, A DISTANCE OF 16.00 FEET;

THENCE, N89°52'12"W, CONTINUING THROUGH SAID BLOCK 4, DEPARTING SAID WESTERLY LINE OF VACATED N. ELIOT ST. BY ORDINANCE NO. 31, SERIES OF 1941, A DISTANCE OF 385.14 FEET TO A POINT ON SAID 15 FEET DEDICATED RIGHT OF WAY FOR FEDERAL BLVD. PER ORDINANCE NO. 34, SERIES OF 2003, BLVD.;

THENCE, N00°06'43"W, ALONG SAID EASTERLY LINE OF THAT 15 FEET DEDICATED RIGHT OF WAY PER ORDINANCE NO. 34, SERIES OF 2003, ALSO ALONG SAID EASTERLY RIGHT OF WAY LINE OF FEDERAL BLVD., A DISTANCE OF 16.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 6,162 SQUARE FEET OR 0.141 ACRE, MORE OR LESS.

JON SPIRK,
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 38351, STATE OF COLORADO
FOR AND ON-BEHALF OF HCL ENGINEERING AND SURVEYING, LLC