

**1401 N FAIRFAX**

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST  $\frac{1}{4}$  OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING LOTS 25 TO 28, INCLUSIVE, AND A PORTION OF LOT 29, WILLIAM EARL REID'S RESUBDIVISION OF BLOCK 7, BELLEVUE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 30; THENCE  $S00^{\circ}16'47''E$  ALONG THE EAST LINE OF SAID LOT 30 AND SAID LINE EXTENDED, 47.64 FEET TO THE POINT OF BEGINNING; THENCE  $S00^{\circ}16'47''E$  CONTINUING ALONG ABOVE DESCRIBED COURSE, 98.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 25; THENCE DEPARTING FROM SAID EAST LINE  $S89^{\circ}35'50''W$  ALONG THE SOUTH LINE OF SAID LOT 25, 125.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25; THENCE  $N00^{\circ}16'45''W$  ALONG THE WEST LINE OF SAID LOT 25 AND SAID LINE EXTENDED, 98.12 FEET TO A POINT ON THE WEST LINE OF SAID LOT 29; THENCE DEPARTING FROM SAID WEST LINE  $N89^{\circ}35'28''E$ , 125.02 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 12,268 SQUARE FEET OR 0.2816 ACRES MORE OR LESS.

BASIS OF BEARINGS: AN ASSUMED BEARING OF  $S89^{\circ}35'50''E$  BEING A 23.6 FOOT RANGE LINE LOCATED IN 14TH AVENUE BETWEEN TWO FOUND MONUMENTS 650.10 FEET APART. BOTH MONUMENTS BEING A CHISELED CROSS ON A STONE IN A SURVEY RANGE BOX; ONE AT THE INTERSECTION OF 14TH AVENUE AND FAIRFAX STREET AND THE OTHER AT THE INTERSECTION OF 14TH AVENUE AND EUDORA STREET.