

670 COLUMBINE STREET, DENVER – FENCE ENCROACHMENT LAND DESCRIPTION

A PARCEL OF LAND OVER AND ACROSS A PORTION OF THE SOUTHERN RIGHT-OF-WAY OF EAST 7TH AVENUE PARKWAY, ADJACENT TO THE NORTH LOT LINE OF LOT 4, BLOCK 175, SOUTH DIVISION OF CAPITOL HILL, AS RECORDED IN BOOK 3, PAGE 10, DATED AUGUST 26, 1882, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, 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:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE SOUTH RIGHT-OF-WAY LINE OF EAST 7TH AVENUE PARKWAY, BEARS NORTH 89°45'30" WEST. USING THE CHISELED "+" PLUS FOUND AT THE SOUTH PROPERTY LINE, EXTENDED 14.75' WEST, WE HELD N00°00'00"W FOR THE EAST RIGHT-OF-WAY LINE OF COLUMBINE STREET, THENCE TURNED TO THE RIGHT AT AN ANGLE OF 89°45'30", AS SHOWN ON THE RECORDED PLAT; SOUTH DIVISION OF CAPITOL HILL, BOOK 06, PAGE 93.

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 175, SOUTH DIVISION OF CAPITOL HILL:

THENCE NORTH 89°45'30" WEST, A DISTANCE OF 72.23 FEET;
THENCE NORTH 00°16'03" EAST, A DISTANCE OF 2.99 FOOT;
THENCE SOUTH 89°43'58" EAST, A DISTANCE OF 72.22 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 2.96 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 215 SQUARE FEET, OR 0.0049 ACRES MORE OR LESS.

THE DISTANCES ON THIS EXHIBIT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.