

LAND DESCRIPTION

A PARCEL OF LAND 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 S66°28'39"W A DISTANCE OF 128.79 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF WEST 20TH AVENUE AS DEDICATED BY ORDINANCE 732, SERIES 2003, SAID POINT BEING THE POINT OF BEGINNING;
THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, S45°30'04"E A DISTANCE OF 32.83 FEET;
THENCE S44°29'56"W A DISTANCE OF 14.62 FEET;
THENCE N45°30'04"W A DISTANCE OF 32.83 FEET;
THENCE N44°29'56"E A DISTANCE OF 14.62 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.011 ACRES OR 480 SQUARE FEET MORE OR LESS.

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

BASIS OF BEARINGS

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