

EXHIBIT A
LAND DESCRIPTION
SHEET 1 OF 2

A PARCEL OF LAND BEING THE VACATED ALLEY WITHING BLOCK 27, ST. VINCENTS ADDITION TO DENVER THAT WAS VACATED BY ORDINANCE 102, SERIES 1923 LOCATED IN NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, 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 WESTERLY MOST CORNER OF SAID BLOCK 27, ST. VINCENTS ADDITION TO DENVER ALSO BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 40TH STREET, THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, S45°13'44"E A DISTANCE OF 124.98 FEET TO THE WESTERLY MOST CORNER OF SAID 16' ALLEY VACATED BY ORDINANCE NO. 102, SERIES 1923, POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTHWESTERLY LINE OF SAID ALLEY, N44°35'23"E A DISTANCE OF 368.88 FEET TO A POINT ON THE EASTERLY LINE OF SAID BLOCK 27; THENCE ALONG SAID EASTERLY LINE, S00°20'04"E A DISTANCE OF 22.66 FEET TO THE SOUTHEASTERLY LINE OF SAID ALLEY; THENCE ALONG SAID SOUTHEASTERLY ALLEY LINE, S44°35'23"W A DISTANCE OF 352.89 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF 40TH STREET; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, N45°13'44"W A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.133 ACRES, (5775 SQUARE FEET), MORE OR LESS.

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

BASIS OF BEARING

BEARINGS ARE BASED ON THE 20' RANGE LINE, IN BRIGHTON BOULEVARD ASSUMED TO BEAR N44°35'12"E BEING MONUMENTED BY A FOUND #6 REBAR WITH A 2-1/2" ALUMINUM CAP PLS #29425 IN RANGE BOX AT THE INTERSECTION OF 40TH STREET AND BRIGHTON BOULEVARD AND A FOUND #6 REBAR WITH A 2-1/2" ALUMINUM CAP PLS #29425 IN RANGE BOX ON BRIGHTON BOULEVARD AT THE EASTERLY LINE OF BLOCK 27, ST. VINCENT'S ADDITION RECORDED AT BOOK 2, PAGE 57.

PREPARED BY CASSANDRA PETERSON
REVIEWED BY RICHARD A. NOBBE PLS
FOR AND ON BEHALF OF MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
AUGUST 11, 2022



EXHIBIT A ILLUSTRATION SHEET 2 OF 2

RANGE BOX AT BRIGHTON BLVD.
& EASTERLY LINE OF BLOCK 27,
ST. VINCENT'S ADDITION
FOUND #6 REBAR W/2-1/2"
ALUMINUM CAP PLS #29425

S00°20'04"E 22.66'

N44°35'12"E 574.18'
BASIS OF BEARING

BRIGHTON BLVD.
(95' R.O.W.)

BLOCK 27
ST. VINCENT'S ADDITION
(BOOK 2, PAGE 57 ARAPAHOE
COUNTY RECORDS)

RANGE BOX AT INTERSECTION
OF 40TH ST. & BRIGHTON BLVD.
A FOUND #6 REBAR W/2-1/2"
ALUMINUM CAP PLS #29425

PARCEL CONTAINS
0.133 ACRES
5775 SQ FT

16.00' ALLEY VACATED
ORD. NO. 102 SERIES 1923

S63°40'56"E 63.18'

POINT OF
COMMENCEMENT
WESTERLY CORNER
BLOCK 27

N44°35'23"E 368.88'

S44°35'23"W 352.89'

N45°13'44"W
124.98'

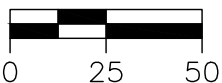
N45°13'44"W 16.00'

POINT OF
BEGINNING

40TH STREET
(80' R.O.W.)

THIS EXHIBIT DOES NOT
REPRESENT A MONUMENTED LAND
SURVEY. IT IS ONLY TO DEPICT
THE ATTACHED DESCRIPTION.

AUGUST 11, 2022



SCALE: 1"=50'

ALL LINEAL
DIMENSIONS ARE IN
U.S. SURVEY FEET



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