

LAND DESCRIPTION:

A PARCEL OF LAND LOCATED WITHIN THE PUBLIC ALLEY RIGHT-OF-WAY ESTABLISHED BY C.H. WALKER SUBDIVISION OF BLOCK 32 OF HIGHLAND, RECORDED IN BOOK 3 OF PLATS PAGE 18 (APRIL 9TH, 1883, ARAPAHOE COUNTY) AND BY RESOLUTION NO. CR20-1153, RECORDED AT REC# 2020197706 AND 2020022278 ALL IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER'S OFFICE, AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 17, OF SAID BLOCK 32;

THENCE N00°16'50"W, A DISTANCE OF 2.00 FEET;
THENCE N89°45'16"E, PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID PUBLIC ALLEY, A DISTANCE OF 72.27 FEET;
THENCE S73°16'39"E, A DISTANCE OF 20.55 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE ESTABLISHED BY SAID RESOLUTION;
THENCE S89°45'16"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 6.85 FEET;
THENCE N73°16'39"W, A DISTANCE OF 10.37 FEET TO A POINT ON THE WEST LINE OF SAID RIGHT-OF-WAY, ALSO BEING A POINT ON THE EAST LINE OF LOT 19, OF SAID BLOCK 32;
THENCE N00°16'50"W, ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 0.97 FEET TO THE NORTHEAST CORNER OF SAID LOT 19;
THENCE S89°45'16"W, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID PUBLIC ALLEY, A DISTANCE OF 75.16 FEET, BACK TO THE **POINT OF BEGINNING**.

CONTAINING 176.94 ± SQUARE FEET (0.004 ± ACRES); MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 40 FOOT RANGE LINE ALONG W. 26TH AVE. BETWEEN A FOUND CHISELED CROSS IN RANGE BOX LOCATED AT THE INTERSECTION OF FEDERAL BLVD, AND W. 26TH AVE, AND A FOUND A FOUND CHISELED CROSS IN RANGE BOX LOCATED AT THE INTERSECTION OF ELIOT ST. AND W. 26TH AVE.; ASSUMED TO BEAR **N89°47'18"E** AT 406.94' (406.67').