

LAND DESCRIPTION:

A PORTION OF THE RIGHT-OF-WAY OF W. 30TH AVENUE, MORE PARTICULARLY DESCRIBED AS FOLLOWS;
COMMENCING AT THE SOUTHWESTERLY CORNER OF BLOCK 7, UNION ADDITION, SITUATE IN THE SW 1/4 OF SECTION 28, T.3.S., R.68.W. OF THE SIXTH P.M., CITY & COUNTY OF DENVER, STATE OF COLORADO;
THENCE N89°50'26"E, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 30TH AVENUE, A DISTANCE OF 0.35 FEET TO THE POINT OF BEGINNING,
THENCE, N89°50'26"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 56.75 FEET;
THENCE S00°01'05"W, ALONG THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF THE SUBJECT PROPERTY, A DISTANCE OF 5.08 FEET; THENCE S89°50'26"W, PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 56.75 FEET; THENCE N00°01'05"E, PARALLEL WITH THE EASTERLY LINE OF THE SUBJECT PROPERTY, A DISTANCE OF 5.08 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 284 SQ. FT., +/-.

BASIS OF BEARINGS: AN ASSUMED BEARING OF N00°00'00"E FOR THE EASTERLY RIGHT-OF-WAY LINE OF ZUNI STREET, NOT SHOWN.