

LAND DESCRIPTION - E  
SHEET 1 OF 2

A PARCEL OF LAND BEING A PORTION OF VACATED 7TH AVENUE BETWEEN BLOCK 15 AND 18, WHITSITT'S ADDITION TO DENVER LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, 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:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 18, WHITSITT'S ADDITION TO DENVER, POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF BANNOCK STREET AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N00°51'50"W A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF VACATED 7<sup>TH</sup> AVENUE; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID VACATED 7<sup>TH</sup> AVENUE, N89°11'51"E A DISTANCE OF 22.73 FEET; THENCE S00°51'50"E A DISTANCE OF 70.50 FEET; THENCE S89°11'51"W A DISTANCE OF 13.63 FEET; THENCE S00°51'50"E A DISTANCE OF 9.50 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 7<sup>TH</sup> AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°11'51"W A DISTANCE OF 9.10 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,689 SQUARE FEET (0.039 ACRES), MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN US SURVEY FEET

BEARINGS ARE BASED ON THE 20' RANGE LINE IN ACOMA ST BETWEEN WEST 6TH AVENUE A 1" DIAMETER IRON ROD IN RANGE BOX AND WEST 7TH AVENUE A 2" DIAMETER BRASS DISK WHICH BEARS S00°52'36"E A DISTANCE OF 605.62 FEET.

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