

EXHIBIT A
LAND DESCRIPTION
SHEET 1 OF 2

LAND DESCRIPTION:

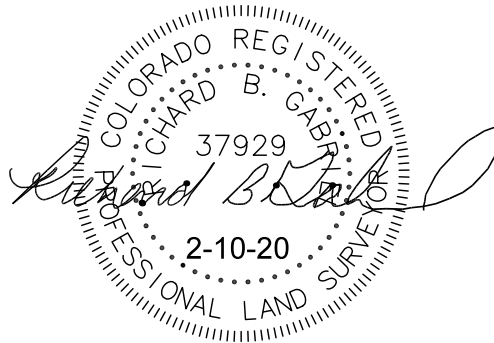
A PARCEL OF LAND BEING A VACATED ALLEY AS DESCRIBED IN ORDINANCE 102, SERIES 1941, ADJACENT TO LOTS 23, 24 AND 25, BLOCK 3, SHERMAN SUBDIVISION AND LYING IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A 20.00 FOOT RANGE LINE IN EAST ARIZONA AVENUE BETWEEN SOUTH LOGAN STREET AND SOUTH PENNSYLVANIA STREET IS ASSUMED TO BEAR NORTH 89°48'01" WEST A DISTANCE OF 328.86' BETWEEN A FOUND 1.25" ORANGE PIN AND CAP IN A RANGE BOX AT THE INTERSECTION OF SOUTH LOGAN STREET AND EAST ARIZONA AVENUE AND A FOUND 2" ALUMINUM CAP IN MONUMENT BOX STAMPED PLS 37552 AT THE INTERSECTION OF SOUTH PENNSYLVANIA STREET AND EAST ARIZONA AVENUE AS SHOWN AND MONUMENTED HEREON.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 24, BLOCK 3;
THENCE NORTH 00°14'10" EAST, ALONG THE EAST LINE OF SAID LOTS 23 AND 24, BLOCK 3, A DISTANCE OF 27.28 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF BUCHTEL BOULEVARD, AS DESCRIBED IN RESOLUTION 0962, SERIES 2019;
THENCE SOUTH 40°42'18" EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 22.89 FEET TO A POINT ON THE WEST LINE OF LOT 25, BLOCK 3 OF SHERMAN SUBDIVISION;
THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE SOUTH 00°14'10" WEST, ALONG SAID WEST LINE OF LOT 25, A DISTANCE OF 9.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25, BLOCK 3, ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST ARIZONA AVENUE;
THENCE NORTH 89°44'45" WEST ALONG SAID NORTH RIGHT OF WAY LINE EXTENDED, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS ±279 SQ. FT. OR ±0.006 ACRES MORE OR LESS

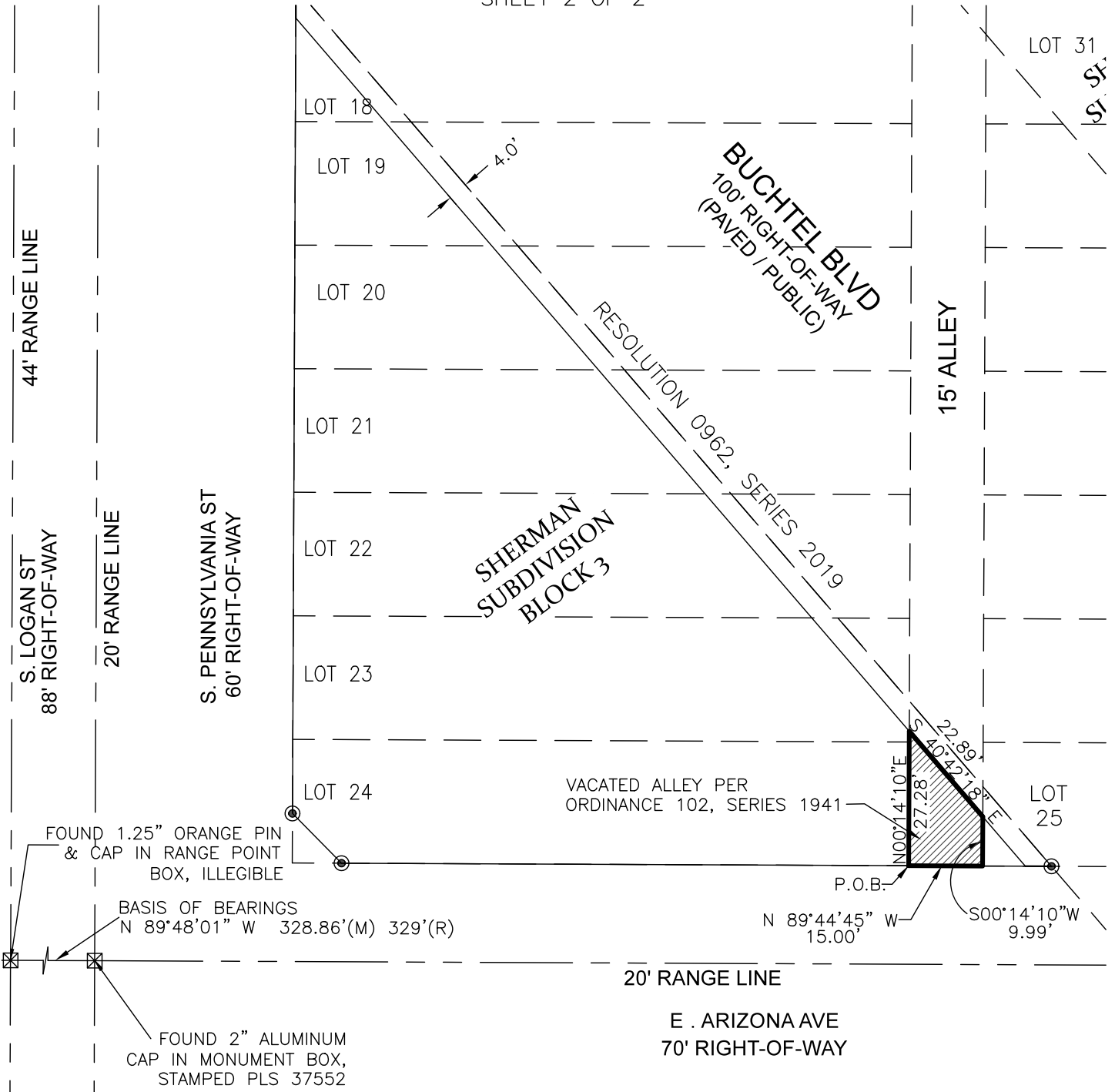
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For and on behalf of
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DRAWING BY: RBG DATE: 2-10-20
PROJECT NO. 501-19-009

EXHIBIT A
EXHIBIT OF LAND DESCRIPTION
SHEET 2 OF 2



FOUND 1.25" ORANGE PIN & CAP IN RANGE POINT BOX, ILLEGIBLE

BASIS OF BEARINGS
N 89°48'01" W 328.86'(M) 329'(R)

FOUND 2" ALUMINUM CAP IN MONUMENT BOX, STAMPED PLS 37552

VACATED ALLEY PER ORDINANCE 102, SERIES 1941

P.O.B.

N 89°44'45" W 15.00' S 00°14'10" W 9.99'

20' RANGE LINE

E. ARIZONA AVE
70' RIGHT-OF-WAY

● NAIL AND 1 1/4" BRASS WASHER OR 1 1/4" YELLOW PLASTIC CAP PLS 37929

(M) AS MEASURED

(R) PER RECORD

P.O.B. POINT OF BEGINNING

P.O.C. POINT OF COMMENCEMENT



SCALE: 1" = 30'



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