

LAND DESCRIPTION - D
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, THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID VACATED 7TH AVENUE, N89°11'51"E A DISTANCE OF 146.10 FEET TO THE POINT OF BEGINNING; THENCE N00°51'50"W A DISTANCE OF 9.50 FEET; THENCE S89°11'51"W A DISTANCE OF 13.37 FEET; THENCE N00°51'50"W A DISTANCE OF 70.50 FEET TO A POINT ON THE NORTHERLY LINE OF SAID VACATED 7TH AVENUE; THENCE ALONG SAID NORTHERLY LINE, N89°11'51"E A DISTANCE OF 148.98 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SPEER BOULEVARD; THENCE ALONG SAID SOUTHWESTERLY LINE, 49.71 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1891.39 FEET, A CENTRAL ANGLE OF 01°30'21" AND A CHORD WHICH BEARS S51°21'14"E 49.71 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ACOMA STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE, S00°52'36"E A DISTANCE OF 48.42 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 18, WHITSITT'S ADDITION TO DENVER; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF 7TH AVENUE, S89°11'51"W A DISTANCE OF 173.97 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 14,250 SQUARE FEET (0.327 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.

PREPARED BY MATTHEW CHAPA
REVIEWED BY RICHARD NOBBE, PLS #23899
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
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