

LAND DESCRIPTION - B
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 9.10 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE N00°51'50"W A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING; THENCE N00°51'50"W A DISTANCE OF 8.50 FEET; THENCE N89°11'51"E A DISTANCE OF 137.00 FEET; THENCE S00°51'50"E A DISTANCE OF 8.50 FEET; THENCE S89°11'51"W A DISTANCE OF 54.81 FEET; THENCE N00°51'50"W A DISTANCE OF 4.00 FEET; THENCE S89°11'51"W A DISTANCE OF 24.00 FEET; THENCE S00°51'50"E A DISTANCE OF 4.00 FEET; THENCE S89°11'51"W A DISTANCE OF 58.19 FEET TO THE POINT OF BEGINNING.

THE AREA HEREIN DESCRIBED SHALL FOREVER BE SUBJECT TO MAINTENANCE OF A 13.5 FOOT CLEARANCE AS MEASURED FROM THE GROUND SURFACE TO THE UNDERSIDE OF THE PROPOSED STRUCTURE.

SAID PARCEL CONTAINS 1,069 SQUARE FEET (0.025 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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