

Guardian Storage
1.5' Sidewalk Exhibit

A parcel of land situated in the Northeast One-Quarter of Section 34, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

The Northeasterly 1.50 feet of Lot 32, Block 114, Stile's Addition to the City of Denver except the Northwest 2.00 feet thereof, being further described as follows:

Beginning at the Easterly most corner of said Lot 32, said point also being the intersection of the Southwesterly Right-of-Way for Park Avenue West and the Northwesterly Right-of-Way for Champa Street;

Thence along the Southeasterly boundary of said Lot 32 and said Northwest Right-of-Way, S44°55'02"E, a distance of 1.50 feet;

Thence N45°03'10"W, a distance of 123.50 feet;

Thence N44°54'44"E, a distance of 1.50 feet to a point on the Northeast boundary of said Lot 32, said point also being on the said Southwest Right-of-Way;

Thence along said Northeast boundary and said Southwest Right-of-Way, S45°03'10"E, a distance of 123.50 feet to the Point of Beginning;

Containing 185 square feet or 0.004 acres, more or less.

Basis of Bearings: S 45°03'10" E being the 20' Range Line north of Block 114, Stile's Addition to the City of Denver located within the Park Avenue R.O.W. as measured between a City and County of Denver Range Point (2.5" Brass Cap 1.1' down in a monument well LS 11130) at the Northeast corner of the block and a City and County of Denver Range Point (2.5" Aluminum Cap 0.3' down in monument well LS 11150) at the Northwest corner of the block.