

LAND DESCRIPTION

SHEET 1 OF 2

That part of East 17th Avenue and Franklin Street, located in the Southeast Quarter of Section 35, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows;

BEGINNING at the Northwest corner of Lot 38, Block 17, Wyman's Addition to the City of Denver, recorded October 23, 1882 in Plat Book 3 at Page 11 in the Office of the Clerk & Recorder of Arapahoe County, Colorado, and considering the West line of said Lot 38 to bear South 00°09'32" East, with all bearings contained herein being relative thereto;

THENCE South 00°09'32" East, a distance of 44.92 feet along said west line of Lot 38;
THENCE South 89°50'28" West, a distance of 9.03 feet;
THENCE North 00°09'32" West, a distance of 6.52 feet;
THENCE South 89°50'28" West, a distance of 2.35 feet;
THENCE North 00°09'32" West, a distance of 24.72 feet;
THENCE North 89°50'28" East, a distance of 2.35 feet;
THENCE North 00°09'32" West, a distance of 9.38 feet;
THENCE North 45°05'40" East, a distance of 21.34 feet;
THENCE North 89°56'58" East, a distance of 17.78 feet;
THENCE South 00°03'02" East, a distance of 10.74 feet to the north line of said Lot 38;
THENCE South 89°56'58" West, a distance of 23.88 feet to the **POINT OF BEGINNING**;

Containing a calculated area of 704 square feet or 0.0162 acres, more or less.

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For and on behalf of Manhard Consulting
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