

LAND DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING A PORTION OF A DEDICATED ALLEY LOCATED IN BLOCK 23, RIVERSIDE ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 17, BLOCK 23, RIVERSIDE ADDITION TO DENVER: THENCE N44°33'37"E ALONG THE NORTHWESTERLY LINE OF SAID LOT 17, 10.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N33°29'35"W, 16.35 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 16, BLOCK 23, RIVERSIDE ADDITION TO DENVER BEING 13.60 FEET NORTHEASTERLY OF THE MOST SOUTHERLY CORNER OF SAID LOT 16; THENCE N44°33'37"E ALONG THE SOUTHEASTERLY LINE OF SAID LOT 16 AND SAID LINE EXTENDED, 192.66 FEET TO A POINT ON THE SOUTHERLY LINE OF 40TH AVENUE BEING THAT TRACT OF LAND DESCRIBED IN ORDINANCE NO. 47 OF SERIES 1956; THENCE N89°45'51"E ALONG SAID SOUTHERLY LINE, 22.55 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LOT 25, BLOCK 23, RIVERSIDE ADDITION TO DENVER; THENCE S44°33'37"E ALONG SAID NORTHWESTERLY LINE OF SAID LOT 25 AND SAID LINE EXTENDED, 211.93 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 3,237 SQUARE FEET OR 0.0743 ACRES MORE OR LESS.

BASIS OF BEARINGS: AN ASSUMED BEARING OF S44°33'37"W BEING A 20' RANGE LINE LOCATED IN WALNUT STREET BETWEEN TWO FOUND RANGE POINT MONUMENTS 1048.50 FEET APART; ONE BEING A 3.25" DIAMETER ALLOY CAP IN CONCRETE FOUND AT THE INTERSECTION OF 40TH AVENUE AND WALNUT STREET AND THE OTHER BEING AN AXLE IN A RANGE BOX AT THE INTERSECTION OF WALNUT STREET AND 38TH STREET.

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FOR AND ON BEHALF OF
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