

LAND DESCRIPTION:

A PORTION OF RIGHT-OF-WAY WITHIN BELLAIRE STREET BETWEEN HALE PARKWAY AND 12TH AVENUE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE 20' RANGE LINE OF ASH STREET TO BEAR NORTH 00°16'56" WEST, A DISTANCE OF 806.43 FEET BETWEEN A FOUND #6 REBAR WITH AN ILLEGIBLE 2" ALUMINUM CAP IN A RANGE BOX AT THE INTERSECTION OF ASH STREET AND HALE PARKWAY, AND A FOUND #6 REBAR WITH A 2" ALUMINUM CAP STAMPED "23899" IN A RANGE BOX AT THE INTERSECTION OF ASH STREET AND 13TH AVENUE, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT IN THE INTERSECTION OF ASH STREET AND 13TH AVENUE; THENCE SOUTH 22°56'13" EAST, A DISTANCE OF 754.37 FEET TO THE NORTHEASTERLY CORNER OF LOT 48, BLOCK 14, BELLEVUE PARK; THENCE SOUTH 03°52'58" EAST, A DISTANCE OF 95.35 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89°43'30" EAST, A DISTANCE OF 6.00 FEET; THENCE SOUTH 00°16'30" EAST, A DISTANCE OF 43.88 FEET; THENCE NORTH 89°43'30" EAST, A DISTANCE OF 0.17 FEET; THENCE SOUTH 00°16'30" EAST, A DISTANCE OF 16.46 FEET; THENCE SOUTH 88°57'33" WEST, A DISTANCE OF 7.67 FEET; THENCE NORTH 00°16'30" WEST, A DISTANCE OF 16.53 FEET; THENCE NORTH 89°43'30" EAST, A DISTANCE OF 1.50 FEET; THENCE NORTH 00°16'30" WEST, A DISTANCE OF 43.91 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 390 SQ. FT. OR 0.009 ACRES, MORE OR LESS.