

2014-0878-01-001

A PARCEL OF LAND LOCATED IN THE SW1/4 SEC.35, T3S, R68W
OF THE 6TH P.M., BEING PART OF THE E. 17TH AVENUE RIGHT OF WAY AND THE
HUMBOLDT STREET RIGHT OF WAY AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 20, BLOCK 13, PARK AVENUE
ADDITION
TO DENVER;

THENCE S 00°00'40" E, 15.50 FEET TO A POINT;

THENCE S 89°59'52" W, 123.43 FEET TO A POINT;

THENCE N 00°15'46" W, 10.78 FEET TO A POINT;

THENCE N 45°15'46" W, 9.22 FEET TO A POINT;

THENCE N 00°01'04" W, 13.76 FEET TO A POINT;

THENCE S 89°58'56" W, 8.38 FEET TO A POINT;

THENCE N 00°07'48" W, 4.75 FEET TO A POINT;

THENCE N 89°52'12" E, 13.13 FEET TO A POINT ON THE EASTERLY RIGHT OF
WAY LINE

OF HUMBOLDT STREET;

THENCE S 00°25'07" E, ALONG THE EASTERLY RIGHT OF WAY LINE OF HUMBOLDT
STREET, 20.31 FEET TO THE SOUTHEAST CORNER OF LOT 20, BLOCK 13, PARK
AVENUE ADDITION TO DENVER;

THENCE N 89°59'52" E, ALONG THE NORTHERLY RIGHT OF WAY LINE OF EAST
17TH AVENUE 125.15 FEET TO THE POINT OF BEGINNING;

CITY AND COUNTY OF DENVER,

STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINING 2060.6651 SQ. FT. OR 0.0473
ACRES.