

EXHIBIT A
SWC E. 26th Ave. and Downing St.

LAND DESCRIPTION

A TEMPORARY EASEMENT CONTAINING 75 SQUARE FEET, MORE OR LESS, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ALSO BEING WITHIN A PARCEL OF LAND RECORDED AT RECEPTION NO. 2006059285, CITY AND COUNTY OF DENVER RECORDS, SAID EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF E. 26TH AVE. (80' R.O.W.) AND THE WEST RIGHT-OF-WAY LINE OF DOWNING ST. (80' R.O.W.), WHENCE A FOUND DENVER RANGE MONUMENT BEARS N 18°32'56" E, A DISTANCE OF 63.23 FEET.

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF DOWNING ST. (80' R.O.W.) S 00°06'34" W, A DISTANCE OF 5.00 FEET;

THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE N 89°50'40" W, A DISTANCE OF 15.00 FEET;

THENCE N 00°06'34" E, A DISTANCE OF 5.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF E. 26TH AVE. (80' R.O.W.);

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S 89°50'40" E, A DISTANCE OF 15.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE-DESCRIBED TEMPORARY EASEMENT CONTAINS 75 SQUARE FEET, MORE OR LESS.

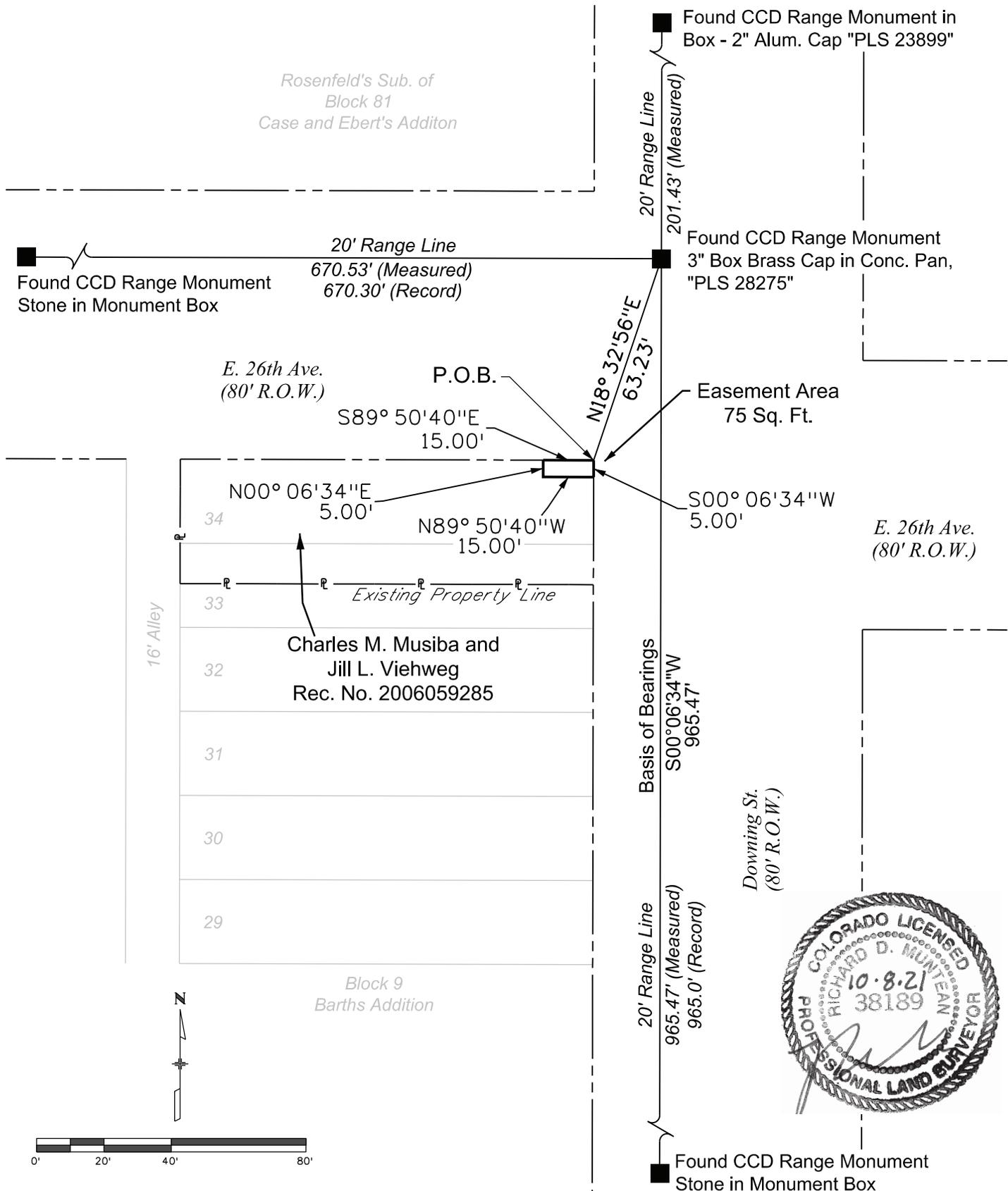
BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON A 20 FOOT DENVER RANGE LINE BETWEEN A FOUND DENVER RANGE MONUMENT (FOUND 3" BRASS CAP, "PLS 28275") LOCATED AT THE INTERSECTION OF SAID E. 26TH AVE. AND SAID DOWNING ST. AND A FOUND DENVER RANGE MONUMENT (FOUND STONE IN MONUMENT BOX) LOCATED AT THE INTERSECTION OF SAID DOWNING ST. AND E. 24TH AVE., BEARING S00°06'34"W.

PREPARED BY: RICHARD D. MUNTEAN, CO PLS 38189
FOR AND ON BEHALF OF:
105 WEST, INC.
4201 E. YALE AVE., STE 230
DENVER, CO 80222



EXHIBIT A

THIS EXHIBIT IS A GRAPHIC DEPICTION OF THE PARCEL DESCRIBED ON THE ATTACHED LEGAL DESCRIPTION AND IS NOT INTENDED TO INCLUDE SURVEY PLAT REQUIREMENTS AS DEFINED IN CRS 38-51-106.



16' Alley

E. 26th Ave.
(80' R.O.W.)

P.O.B.

S89° 50' 40" E
15.00'

N00° 06' 34" E
5.00'

N89° 50' 40" W
15.00'

Existing Property Line

Charles M. Musiba and
Jill L. Viehweg
Rec. No. 2006059285

Found CCD Range Monument in
Box - 2" Alum. Cap "PLS 23899"

Found CCD Range Monument
3" Box Brass Cap in Conc. Pan,
"PLS 28275"

Easement Area
75 Sq. Ft.

S00° 06' 34" W
5.00'

E. 26th Ave.
(80' R.O.W.)

Basis of Bearings

S00° 06' 34" W
965.47'

Downing St.
(80' R.O.W.)

20' Range Line
965.47' (Measured)
965.0' (Record)

Found CCD Range Monument
Stone in Monument Box

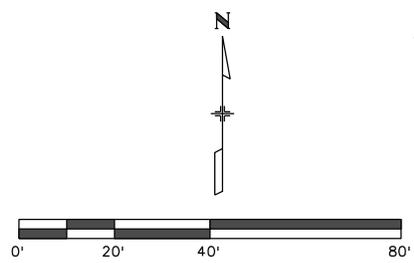


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

Job No.: 131-0014
Scale: 1" = 40'
Date: October 04, 2021
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Drawn By: SDB

TEMPORARY EASEMENT AREA
 NE 1/4 SECTION 34, T. 3 S., R. 68 W., 6TH P.M.
 CITY & COUNTY OF DENVER, COLORADO

105WEST
 INCORPORATED
 4201 E. Yale Ave., Suite 230
 Denver, CO 80222
 303.859.4491