

PORTIONS OF WEST 11TH AVENUE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE 21' RANGE LINE OF CHEROKEE STREET TO BEAR SOUTH 00°18'04" EAST, A DISTANCE OF 513.22 FEET BETWEEN FOUND 3" BRASS CAPS IN RANGE BOXES STAMPED "DWD LS 16398" AT THE INTERSECTION OF THE 20' RANGE LINE OF 12TH AVENUE WITH THE THE 21' RANGE LINE OF CHEROKEE STREET AND AT THE INTERSECTION OF THE 20' RANGE LINE OF WEST 11TH AVENUE AND THE 21' RANGE LINE OF CHEROKEE STREET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

AREA 1:

THAT PORTION OF WEST 11TH AVENUE DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE 20' RANGE LINE OF WEST 11TH AVENUE AND THE 21' RANGE LINE OF CHEROKEE STREET; THENCE NORTH 46°35'08" WEST, A DISTANCE OF 29.05 FEET TO THE SOUTHEASTERLY CORNER OF LOT 17, BLOCK 57, SUBDIVISION OF BLOCKS 42, 44, 45, 45, 57, 58, 59, 60, EVANS ADDITION TO DENVER; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 17, SOUTH 89°54'50" WEST, A DISTANCE OF 4.37 FEET TO THE POINT OF BEGINNING OF AREA 1;

THENCE SOUTH 00°08'30" WEST, A DISTANCE OF 0.98 FEET; THENCE NORTH 89°49'34" WEST, A DISTANCE OF 17.78 FEET; THENCE NORTH 00°08'30" EAST, A DISTANCE OF 0.90 FEET TO A POINT ON SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°54'50" EAST, A DISTANCE OF 17.78 FEET TO THE POINT OF BEGINNING OF AREA 1; CONTAINING 17 SQUARE FEET, MORE OR LESS;

TOGETHER WITH:

AREA 2:

THAT PORTION OF WEST 11TH AVENUE DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE 20' RANGE LINE OF WEST 11TH AVENUE AND THE 21' RANGE LINE OF CHEROKEE STREET; THENCE NORTH 46°35'08" WEST, A DISTANCE OF 29.05 FEET TO THE SOUTHEASTERLY CORNER OF LOT 17, BLOCK 57, SUBDIVISION OF BLOCKS 42, 44, 45, 45, 57, 58, 59, 60, EVANS ADDITION TO DENVER; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 17, SOUTH 89°54'50" WEST, A DISTANCE OF 29.98 FEET TO THE POINT OF BEGINNING OF AREA 2;

THENCE SOUTH 00°08'30" WEST, A DISTANCE OF 0.88 FEET; THENCE NORTH 89°54'21" WEST, A DISTANCE OF 17.65 FEET; THENCE NORTH 00°08'30" EAST, A DISTANCE OF 0.83 FEET TO A POINT ON SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°54'50" EAST, A DISTANCE OF 17.65 FEET TO THE POINT OF BEGINNING OF AREA 2; CONTAINING 15 SQUARE FEET, MORE OR LESS; TOGETHER WITH:

AREA 3:

THAT PORTION OF WEST 11TH AVENUE DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE 20' RANGE LINE OF WEST 11TH AVENUE AND THE 21' RANGE LINE OF CHEROKEE STREET; THENCE NORTH 46°35'08" WEST, A DISTANCE OF 29.05 FEET TO THE SOUTHEASTERLY CORNER OF LOT 17, BLOCK 57, SUBDIVISION OF BLOCKS 42, 44, 45, 45, 57, 58, 59, 60, EVANS ADDITION TO DENVER; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 17, SOUTH 89°54'50" WEST, A DISTANCE OF 55.54 FEET TO THE POINT OF BEGINNING OF AREA 3;

THENCE SOUTH 00°08'30" WEST, A DISTANCE OF 0.77 FEET; THENCE SOUTH 89°35'09" WEST, A DISTANCE OF 17.57 FEET; THENCE NORTH 00°08'30" EAST, A DISTANCE OF 0.87 FEET TO A POINT ON SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°54'50" EAST, A DISTANCE OF 17.57 FEET TO THE POINT OF BEGINNING OF AREA 3; CONTAINING 14 SQUARE FEET, MORE OR LESS;

TOGETHER WITH:

AREA 4:

THAT PORTION OF WEST 11TH AVENUE DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE 20' RANGE LINE OF WEST 11TH AVENUE AND THE 21' RANGE LINE OF CHEROKEE STREET; THENCE NORTH 46°35'08" WEST, A DISTANCE OF 29.05 FEET TO THE SOUTHEASTERLY CORNER OF LOT 17, BLOCK 57, SUBDIVISION OF BLOCKS 42, 44, 45, 45, 57, 58, 59, 60, EVANS ADDITION TO DENVER; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 17, SOUTH 89°54'50" WEST, A DISTANCE OF 80.93 FEET TO THE POINT OF BEGINNING OF AREA 4;

THENCE SOUTH 00°08'30" WEST, A DISTANCE OF 0.71 FEET; THENCE SOUTH 89°49'46" WEST, A DISTANCE OF 17.81 FEET; THENCE NORTH 00°08'30" EAST, A DISTANCE OF 0.73 FEET TO A POINT ON SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°54'50" EAST, A DISTANCE OF 17.81 FEET TO THE POINT OF BEGINNING OF AREA 4; CONTAINING 13 SQUARE FEET, MORE OR LESS;

TOGETHER WITH:

AREA 5:

THAT PORTION OF WEST 11TH AVENUE DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE 20' RANGE LINE OF WEST 11TH AVENUE AND THE 21' RANGE LINE OF CHEROKEE STREET; THENCE NORTH 46°35'08" WEST, A DISTANCE OF 29.05 FEET TO THE SOUTHEASTERLY CORNER OF LOT 17, BLOCK 57, SUBDIVISION OF BLOCKS 42, 44, 45, 45, 57, 58, 59, 60, EVANS ADDITION TO DENVER; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 17, SOUTH 89°54'50" WEST, A DISTANCE OF 106.54 FEET TO THE POINT OF BEGINNING OF AREA 5;

THENCE SOUTH 00°08'30" WEST, A DISTANCE OF 0.59 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 17.55 FEET; THENCE NORTH 00°08'30" EAST, A

DISTANCE OF 0.57 FEET TO A POINT ON SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°54'50" EAST, A DISTANCE OF 17.55 FEET TO THE POINT OF BEGINNING OF AREA 5; CONTAINING 10 SQUARE FEET, MORE OR LESS;