

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 8, BLOCK 12, KETTLE'S ADDITION TO DENVER. SITUATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE 2-FOOT WIDE RIGHT-OF-WAY DEDICATION FOR GRANT STREET AS DESCRIBED IN THE DEED RECORDED AT RECEPTION

No. 2017144319 OF SAID CITY AND COUNTY RECORDS; THENCE NORTH 00°06'03" WEST, ALONG THE EAST LINE OF SAID RIGHT-OF-WAY DEDICATION, A DISTANCE OF 24.68 FEET TO THE POINT OF BEGINNING:

THENCE CONTINUING ALONG SAID EAST LINE, NORTH 00°06'03" WEST A DISTANCE OF 0.32 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 8 AND THE NORTH LINE OF A PERMANENT EASEMENT RECORDED AUGUST 16TH, 2017 AT RECEPTION NUMBER 2017107806;

THENCE SOUTH 89°35'20" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 42.00 FEET; THENCE SOUTH 89°58'04" WEST DEPARTING SAID NORTH LINE; A DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 7 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 46' RANGE LINE ALONG GRANT STREET, IMMEDIATELY SOUTH OF 4TH AVENUE. LINE IS MONUMENTED AT EACH END BY A DENVER RANGE POINT IN A RANGE BOX. SAID LINE BEARS N00°06'03"W.

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ON BEHALF OF  
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