

LAND DESCRIPTION

A PORTION OF THE EXISTING UTILITY EASEMENT AS DELINEATED WITHIN BLOCK A, NEW AVONDALE, A RECORDED SUBDIVISION AT RECEPTION NO. 75861, IN PLAT BOOK 25, PAGE 2 OF THE OFFICIAL CITY AND COUNTY OF DENVER RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK A, NEW AVONDALE;

THENCE SOUTH 37°52'03" WEST ALONG THE EAST LINE OF SAID BLOCK A, A DISTANCE OF 25.10 FEET TO THE SOUTH LINE OF SAID EXISTING UTILITY EASEMENT;

THENCE ALONG SAID SOUTH LINE BEING PARALLEL WITH AND 25.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK A THE FOLLOWING (4) FOUR COURSES;

- (1) THENCE NORTH 46°41'23" WEST, A DISTANCE OF 121.20 FEET;
- (2) THENCE NORTH 46°38'46" WEST, A DISTANCE OF 18.33 FEET;
- (3) THENCE NORTH 51°41'51" WEST, A DISTANCE OF 155.59 FEET;
- (4) THENCE NORTH 69°14'41" WEST, A DISTANCE OF 57.88 FEET;

THENCE NORTH 81°35'48" WEST, A DISTANCE OF 221.70 FEET TO A POINT 8.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK A;

THENCE SOUTH 89°46'16" WEST ALONG SAID SOUTH LINE PARALLEL WITH AND 8.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK A, A DISTANCE OF 43.31 FEET TO A POINT ON THE EAST LINE OF A PARCEL OF LAND DESCRIBED BY WARRANTY DEED AS RECORDED AT RECEPTION NO. 2011026779 OF THE AFOREMENTIONED RECORDS;

THENCE NORTH 00°30'44" WEST ALONG THE EAST LINE OF SAID PARCEL OF LAND PARALLEL WITH THE WESTERLY LINE OF BLOCK A, A DISTANCE OF 8.00 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK A;

THENCE ALONG THE NORTH LINE OF SAID BLOCK A THE FOLLOWING (6) SIX COURSES;

- (1) THENCE NORTH 89°46'16" EAST, A DISTANCE OF 157.22 FEET;
- (2) THENCE SOUTH 81°35'48" EAST, A DISTANCE OF 113.03 FEET;
- (3) THENCE SOUTH 69°14'41" EAST, A DISTANCE OF 64.44 FEET;
- (4) THENCE SOUTH 51°41'51" EAST, A DISTANCE OF 160.55 FEET;
- (5) THENCE SOUTH 46°38'46" EAST, A DISTANCE OF 19.41 FEET;
- (6) THENCE SOUTH 46°41'23" EAST, A DISTANCE OF 118.83 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 13,938 SQUARE FEET OR 0.32 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE ASSUMPTION THAT THE 20' EAST/ WEST RANGE LINE PARALLEL WITH THE CENTERLINE OF WEST 14TH AVE., COMMENCING AT THE INTERSECTION OF IRVING STREET, BEARS NORTH 89°29'16" EAST WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO, AS MONUMENTED AT SAID INTERSECTION WITH A 1" HEXAGONAL BOLT IN RANGE BOX; SECOND RANGE POINT APPROXIMATELY 310.5' MORE OR LESS EAST OF SAID INTERSECTION, ALSO BEING A POINT OF CURVATURE, AS MONUMENTED WITH A 3" BRASS CAP STAMPED "DENVER RANGE POINT/ PLS 38035".

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