

LAND DESCRIPTION

A PARCEL OF LAND, LOCATED IN THE ALLEY RIGHT OF WAY ADJACENT TO LOTS 3 AND 4, BLOCK 71, BROWN'S ADDITION, LOTS 3 AND 4, BLOCK 248, CLEMENTS' ADDITION, AND THE 4 FOOT ALLEY DEDICATION RECORDED AT RECEPTION NO. 2018064723, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 71, BROWN'S ADDITION,

THENCE ALONG THE EASTERLY LINE OF SAID BLOCK 71, BROWN'S ADDITION,

S00°15'30"E A DISTANCE OF 56.33 FEET TO THE POINT OF BEGINNING;

THENCE N89°49'37"E A DISTANCE OF 20.00 FEET TO THE EASTERLY LINE

OF THE 4 FOOT ALLEY DEDICATION RECORDED AT RECEPTION NO. 2018064723;

THENCE ALONG THE EASTERLY LINE OF SAID 4 FOOT ALLEY DEDICATION,

S00°15'30"E A DISTANCE OF 40.00 FEET;

THENCE S89°49'37"W A DISTANCE OF 20.00 FEET TO THE EASTERLY LINE

OF SAID LOT 4, BLOCK 71, BROWN'S ADDITION;

THENCE ALONG SAID EASTERLY LINE OF SAID LOTS 3 AND 4, BLOCK 71, BROWN'S ADDITION,

N00°15'30"W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 800 SF {0.0184 ACRES) MORE OR LESS.

ALL THE LINEAL DISTANCES ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE 20 FOOT RANGE LINE IN EAST 19TH AVENUE ASSUMED TO BEAR

N89°52'12"E AND BEING MONUMENTED BY A FOUND 3" ALUMINUM CAP AT THE INTERSECTION OF EAST 19th AVENUE AND GRANT STREET AND A FOUND 2" ALUMINUM CAP IN RANGE BOX PLS #28283 AT THE INTERSECTION OF EAST 19TH AVENUE AND LOGAN STREET.