

EXHIBIT "A"
(LAND DESCRIPTION)

A PARCEL OF LAND BEING A PORTION OF BLOCK 2, HUNT'S ADDITION TO DENVER, ACCORDING TO THE OFFICIAL MAP THEREOF, SAID PARCEL LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE WEST LINE OF SAID BLOCK 2, BEING MONUMENTED ON THE SOUTH END, AT THE SOUTHWEST CORNER OF LOT 15, BY A FOUND 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38111", AND MONUMENTED ON THE NORTH END, 10.00 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 13, BY A FOUND 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38111" – ASSUMED TO BEAR NORTH 00°00'00" EAST A DISTANCE OF 215.00 FEET:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 15: THENCE NORTH 00°00'00" EAST, COINCIDENT WITH THE WEST LINE OF BLOCK 2, A DISTANCE OF 10.50 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 00°00'00" EAST, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 204.50 FEET;

THENCE NORTH 45°00'41" EAST, A DISTANCE OF 14.14 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 2;

THENCE SOUTH 89°58'42" EAST, COINCIDENT WITH THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 299.37 FEET;

THENCE SOUTH 81°41'35" EAST, A DISTANCE OF 3.86 FEET;

THENCE SOUTH 45°10'52" EAST, A DISTANCE OF 7.91 FEET;

THENCE SOUTH 01°10'53" EAST, A DISTANCE OF 18.29 FEET;

THENCE SOUTH 00°00'20" EAST, A DISTANCE OF 35.48 FEET;

THENCE NORTH 89°55'58" EAST, A DISTANCE OF 0.90 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 2;

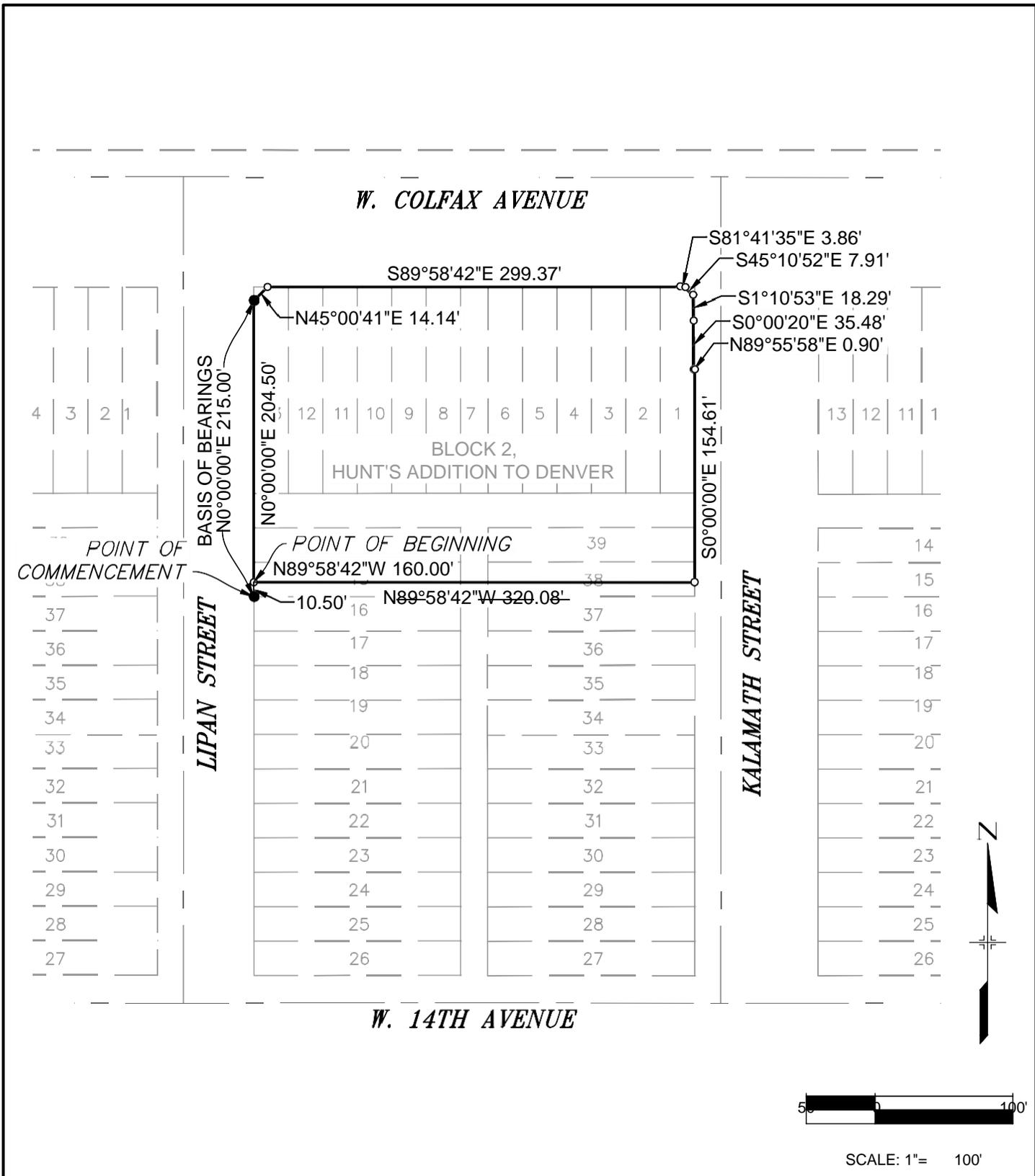
THENCE SOUTH 00°00'00" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 154.61 FEET TO A LINE BEING 10.50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 15, BLOCK 2;

THENCE NORTH 89°58'42" WEST, COINCIDENT WITH SAID PARALLEL LINE, A DISTANCE OF 320.08 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION YIELDS A CALCULATED AREA OF 68,529 SQUARE FEET (1.57321 ACRES), MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.



JEFFREY A. MILLER, PLS 38467
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP



AREA: 68,529 S.F. (1.57321 ACRES)

LAND DESCRIPTION

EXHIBIT A

DATE: JUNE 16, 2020



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CHECKED BY:

