

A PARCEL OF LAND BEING THE NORTH/ SOUTH 16 FOOT PUBLIC ALLEY LOCATED IN BLOCK 30, VIADUCT ADDITION TO DENVER, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, OF SAID BLOCK;

THENCE NORTH 89°45'00" EAST COINCIDENT WITH THE SOUTH RIGHT OF WAY LINE OF WEST 41<sup>ST</sup> AVENUE, A DISTANCE OF 16.00 FEET TO THE NORTHWEST CORNER OF LOT 30 OF SAID BLOCK;

THENCE SOUTH 00°13'27" EAST COINCIDENT WITH THE WEST LINE OF LOTS 16 THROUGH 30 OF SAID BLOCK, A DISTANCE OF 374.90 FEET TO THE SOUTHWEST CORNER OF LOT 16 OF SAID BLOCK;

THENCE SOUTH 89°44'32" WEST COINCIDENT WITH THE NORTH RIGHT OF WAY LINE OF WEST 40<sup>TH</sup> AVENUE, A DISTANCE OF 16.00 FEET TO THE SOUTHEAST CORNER OF LOT 15 OF SAID BLOCK;

THENCE NORTH 00°13'27" WEST COINCIDENT WITH THE EAST LINE OF LOTS 1 THROUGH 15 OF SAID BLOCK, A DISTANCE OF 374.90 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 5,998 SQUARE FEET OR 0.138 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE NORTH/ SOUTH (20.0') RANGE LINE COINCIDENT WITH INCA STREET BETWEEN WEST 40TH AVENUE AND WEST 41ST AVENUE BEARS NORTH 00°13'28" WEST WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO. THE SOUTH RANGE POINT LOCATED AT THE INTERSECTION OF WEST 40TH AVENUE AND INCA STREET IS MONUMENTED WITH A 2IN ALUMINUM CAP IN RANGE BOX STAMPED PLS 24942/ JACOBS 2011. THE NORTH RANGE POINT LOCATED AT THE INTERSECTION OF WEST 41ST AVENUE AND INCA STREET IS MONUMENTED WITH A 2IN ALUMINUM CAP IN RANGE BOX STAMPED PLS 24942/ JACOBS 2011. REFER TO CITY AND COUNTY OF DENVER TIE SHEETS 2012-0029 & 2012-0030 FOR MONUMENT DETAILS.

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