

LAND DESCRIPTION

C-MX-16 ZONE DISTRICT

A PARCEL OF LAND BEING ALL OF LOTS 1 THROUGH 11 AND A PORTION OF LOT 12 AND A PORTION OF LOTS 29 THROUGH 40, BLOCK 2, PROVIDENT PARK AND A PORTION OF THE 16 FOOT ALLEY VACATION WITHIN SAID BLOCK 2 PER ORDINANCE NO. 48, SERIES 1921, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 2, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK 2 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 40TH AVENUE, N89°47'51"E 240.84 FEET;

THENCE S00°00'00"E A DISTANCE OF 286.35 FEET;

THENCE S90°00'00"W A DISTANCE OF 239.78 FEET TO A POINT ON THE WESTERLY LINE OF SAID BLOCK 2 AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FRANKLIN STREET;

THENCE ALONG SAID WESTERLY AND EASTERLY LINE, N00°12'43"W A DISTANCE OF 285.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.577 ACRES OR 68,710 SQUARE FEET MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE 22.68 FOOT RANGE LINE IN WILLIAMS STREET ASSUMED TO BEAR S00°13'18"E AND BEING MONUMENTED BY A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP PLS #38074 AT THE INTERSECTION OF EAST 40TH AVENUE AND WILLIAMS STREET AND A FOUND #6 REBAR WITH 3" BRASS CAP IN RANGE BOX PLS #36053 AT THE INTERSECTION OF EAST 39TH AVENUE AND WILLIAMS STREET.

PREPARED BY SCOTT A. AREHART, PLS
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVE.
LAKEWOOD, CO. 80215
303-431-6100
MAY 28, 2024
PROJECT NO. 22.0681

LAND DESCRIPTION

C-MX-12 ZONE DISTRICT

A PARCEL OF LAND BEING ALL OF LOTS 13 THROUGH 28 AND A PORTION OF LOT 12 AND A PORTION OF LOTS 29 THROUGH 40, BLOCK 2, PROVIDENT PARK AND A PORTION OF THE 16 FOOT ALLEY VACATION WITHIN SAID BLOCK 2 PER AT ORDINANCE NO. 48, SERIES 1921, AND GILPIN STREET RIGHT-OF-WAY VACATION PER ORDINANCE 80, SERIES AND LOTS 1 THROUGH 28 AND A PORTION OF LOTS 24 THROUGH 27, BLOCK 3, PROVIDENT PARK AND A PORTION OF THE 16 FOOT ALLEY VACATION LOCATED WITHIN SAID BLOCK 3 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 3, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY LINE OF SAID BLOCK 3 AND THE WESTERLY RIGHT-OF-WAY LINE OF WILLIAMS STREET, S00°13'18"E A DISTANCE OF 336.68 FEET TO THE NORTHEAST CORNER OF THE PROPERTY RECORDED AT RECEPTION NO. 2000046892;

THENCE ALONG THE NORTHERLY AND WESTERLY LINE OF SAID PROPERTY RECORDED AT RECEPTION NO. 2000046892 THE FOLLOWING SIX (6) CONSECUTIVE COURSES:

- 1) S89°46'18"W A DISTANCE OF 43.59 FEET;
 - 2) THENCE S00°13'40"E A DISTANCE OF 88.68 FEET;
 - 3) THENCE S89°46'18"W A DISTANCE OF 82.13 FEET;
 - 4) THENCE S00°10'20"E A DISTANCE OF 17.14 FEET;
 - 5) THENCE S89°38'07"W A DISTANCE OF 15.30 FEET;
 - 6) THENCE S00°10'20"E A DISTANCE OF 58.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID BLOCK 3 AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 39TH AVENUE;
- THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S89°48'03"W A DISTANCE OF 471.45 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 2;
- THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 2 AND THE EASTERLY RIGHT-OF-WAY LINE OF FRANKLIN STREET, N00°12'43"W A DISTANCE OF 214.88 FEET;
- THENCE N90°00'00"E A DISTANCE OF 239.78 FEET;
- THENCE N00°00'00"E A DISTANCE OF 286.35 FEET TO A POINT ON THE NORTHERLY LINE OF SAID BLOCK 2 AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 40TH AVENUE;
- THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) CONSECUTIVE COURSES:
- 1) N89°47'51"E A DISTANCE OF 65.45 FEET;
 - 2) THENCE N89°45'40"E A DISTANCE OF 306.16 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.133 ACRES OR 223,595 SQUARE FEET MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE 22.68 FOOT RANGE LINE IN WILLIAMS STREET ASSUMED TO BEAR S00°13'18"E AND BEING MONUMENTED BY A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP PLS #38074 AT THE INTERSECTION OF EAST 40TH AVENUE AND WILLIAMS STREET AND A FOUND #6 REBAR WITH 3" BRASS CAP IN RANGE BOX PLS #36053 AT THE INTERSECTION OF EAST 39TH AVENUE AND WILLIAMS STREET.

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