

LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE 16 STREET MALL RIGHT-OF-WAY ADJACENT TO BLOCK 47 OF EAST DENVER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, 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 WESTERLY MOST CORNER OF LOT 16, BLOCK 47, EAST DENVER, THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 16, S45°28'29"E A DISTANCE OF 1.83 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE S45°28'29"E A DISTANCE OF 105.00 FEET;  
THENCE S44°35'45"W A DISTANCE OF 16.00 FEET;  
THENCE N45°28'29"W A DISTANCE OF 105.00 FEET;  
THENCE N44°35'45"E A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.039 ACRES OR 1,680 SQUARE FEET MORE OR LESS. ALL

LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE 20' FOOT RANGE LINE IN MARKET STREET BEARING N44°35'45"E AND BEING MONUMENTED BY A FOUND 2-1/4" ALUMINUM CAP IN RANGE BOX PLS #24961 AT THE INTERSECTION OF MARKET STREET AND 16TH STREET AND A FOUND AXLE IN RANGE BOX AT THE INTERSECTION OF MARKET STREET AND 17TH STREET.