

Project #: 2013-0336
Legal Description#: 2013-0336-02-001

LAND DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING A PORTION OF THE RIGHTS-OF-WAY FOR WEST 25TH AVENUE AND ELIOT STREET, THE TOWN OF HIGHLAND, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH LINE OF BLOCK 33, SAID THE TOWN OF HIGHLAND IS ASSUMED TO BEAR N89°55'07"W, AND ON WHICH ALL THE BEARINGS HEREON ARE BASED;

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 33; THENCE ALONG THE NORTH LINE OF SAID BLOCK 33, N89°55'07"W, A DISTANCE 80.28 FEET; THENCE N00°00'00"E, A DISTANCE OF 10.25 FEET; THENCE S89°58'20"E, A DISTANCE OF 70.64 FEET; THENCE S45°06'13"E, A DISTANCE OF 21.43 FEET; THENCE ON A LINE 5.55 FEET EAST OF AND PARALLEL TO THE EAST LINE OF SAID BLOCK 33, S00°05'19"W, A DISTANCE OF 45.07 FEET; THENCE N90°00'00"E, A DISTANCE OF 1.77 FEET; THENCE ON A LINE 7.32 FEET EAST OF AND PARALLEL TO THE EAST LINE OF SAID BLOCK 33, S00°05'19"W, A DISTANCE OF 22.25 FEET; THENCE S89°53'11"W, A DISTANCE OF 7.32 FEET; THENCE ON THE EAST LINE OF SAID BLOCK 33, N00°05'19"E, A DISTANCE OF 72.12 FEET TO THE POINT OF BEGINNING,

CONTAINING 1,208 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.