

LAND DESCRIPTION

BEING THE 16-FOOT ALLEY AND THE 25-FOOT ALLEY, BLOCK 13, WITTER'S FIRST ADDITION TO THE CITY OF DENVER, EXCEPT THAT PORTION OF THE 25-FOOT ALLEY VACATED IN BOOK 1431 AT PAGE 349 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER; SITUATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 23, SAID BLOCK 13:

THENCE NORTH, ALONG THE WEST LINE OF SAID 16-FOOT ALLEY, 350.5 FEET;
THENCE EAST, ALONG THE NORTH LINE OF SAID 25-FOOT ALLEY, 140.9 FEET TO THE WEST RIGHT-OF-WAY LINE OF FOX STREET;
THENCE SOUTH, ALONG SAID WEST RIGHT-OF-WAY LINE, 25.0 FEET;
THENCE WEST, ALONG THE SOUTH LINE OF SAID 25-FOOT ALLEY, 124.9 FEET;
THENCE SOUTH, ALONG THE EAST LINE OF SAID 16-FOOT ALLEY, 325.5 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF WEST 14TH AVENUE;
THENCE WEST, ALONG SAID NORTH RIGHT-OF-WAY, 16.0 FEET TO THE POINT OF BEGINNING.

CONTAINS A CALCULATED AREA OF 8,732 SQUARE FEET OR 0.20 ACRES, MORE OR LESS.