

EXHIBIT A
SHEET 1 OF 2

2022-VACA-0000006-001

LAND DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF WEST 29TH AVENUE RIGHT-OF-WAY ADJACENT TO LOT 15, BLOCK 6, HOYT & ROBINSON'S ADDITION TO DENVER LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28, 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 INTERSECTION OF THE 28 FOOT RANGE LINE IN INCA STREET AND THE 20 FOOT RANGE LINE IN WEST 29TH AVENUE; THENCE S10°59'29"E A DISTANCE OF 40.71 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DIVISION ST. EXTENDED, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF DIVISION ST. EXTEND, S14°44'40"E A DISTANCE OF 20.66 FEET TO THE NORTHEAST CORNER OF SAID LOT 15, THENCE ALONG THE NORTHERLY LINE OF SAID LOT 15 ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 29TH AVENUE, S89°44'10"W A DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF THE RIGHT-OF-WAY VACATION FOR A PORTION OF WEST 29TH AVENUE BY ORDINANCE 207 SERIES 1960 RECORDED AT BOOK 8549 AT PAGE 361;

THENCE ALONG THE EASTERLY LINE OF SAID RIGHT-OF-WAY VACATION, N00°15'50"W A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY VACATION;

THENCE ALONG THE NORTHERLY LINE OF SAID RIGHT-OF-WAY VACATION EXTENDED, N89°44'10"E A DISTANCE OF 14.83 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 0.008 ACRES OR 348 SQUARE FEET MORE OR LESS.

ALL LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET.

BEARINGS ARE BASED ON THE 20' RANGE LINE IN WEST 29TH AVENUE ASSUMED TO BEAR N89°44'10"E BEING MONUMENTED BY A FOUND #8 REBAR IN RANGE BOX AT THE INTERSECTION OF 28' RANGE LINE IN INCA STREET AND THE 20' RANGE LINE OF WEST 29TH AVENUE AND A FOUND 2-1/2" ALUMINUM CAP PLS # ILLEGIBLE AT THE INTERSECTION OF THE 10' RANGE LINE IN HURON STREET AND 20' RANGE LINE IN WEST 29TH AVENUE.

PREPARED BY RICHARD A. NOBBE, PLS #23899

FOR AND ON BEHALF OF

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