

REZONING LAND DESCRIPTION

2024I-00091

A PORTION OF LOTS 40-48, BLOCK 30, VALVERDE, SITUATED IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 30, THENCE ALONG THE EAST LINE OF SAID BLOCK 30, N00°43'10"W, A DISTANCE OF 2.00 FEET; THENCE ON A LINE PARALLEL WITH AND 2.00 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 30, S89°44'20"W, A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID LINE, S89°44'20"W, A DISTANCE OF 204.85 FEET; THENCE N00°15'40"W, A DISTANCE OF 122.95 FEET; THENCE ON THE NORTH LINE OF SAID BLOCK 30, N89°45'12"E, A DISTANCE OF 203.86 FEET; THENCE ON A LINE PARALLEL WITH AND 9.00 FEET WEST OF THE EAST LINE OF SAID BLOCK 30, S00°43'10"E, A DISTANCE OF 122.91 FEET TO THE POINT OF BEGINNING, CONTAINING 25,121 SQUARE FEET MORE OR LESS.