

DESCRIPTION

PARCEL SITUATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A 12-FOOT WIDE PUBLIC ALLEY TO BE VACATED IN BLOCK 17, A.H. GLASPELLS'S RESUBDIVISION OF BLOCK 17, CHELTENHAM HEIGHTS.

LEGAL DESCRIPTION:

A PART OF BLOCK 17, A.H. GLASPELL'S RESUBDIVISION OF BLOCK 17, CHELTENHAM HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 35 OF SAID BLOCK 17; THENCE N89°55'02"W ALONG THE SOUTHERLY LINE OF SAID LOT 35 AND SAID LINE EXTENDED, 3.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID ABOVE DESCRIBED COURSE, 76.81 FEET TO THE SOUTHWEST CORNER OF LOT 33 OF SAID BLOCK 17; THENCE S00°00'00"W ALONG THE WEST LINE OF SAID LOT 33 EXTENDED, 22.00 FEET TO THE NORTHWEST CORNER OF LOT 36 OF SAID BLOCK 17; THENCE N45°02'29"E ALONG THE NORTHWESTERLY LINE OF SAID LOT 36, 14.13 FEET TO THE NORTHERLY LINE OF SAID LOT 36; THENCE S89°55'02"E ALONG SAID NORTHERLY LINE OF SAID LOT 36, 59.81 FEET; THENCE S44°57'31"E, 9.91 FEET TO THE EAST LINE OF SAID LOT 36; THENCE N00°00'00"E ALONG SAID EAST LINE EXTENDED, 19.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 996 SQUARE FEET OR 0.0229 ACRES MORE OR LESS.

BASIS OF BEARINGS: AN ASSUMED BEARING OF S00°00'00"W BETWEEN TWO MONUMENTS 149.66 FEET APART BEING THE EAST LINE OF LOT 35, BLOCK 17, A.H. GLASPELL'S RESUBDIVISION OF BLOCK 17, CHELTENHAM HEIGHTS, ONE MONUMENT BEING A NO. 5 REBAR W/ 1.25" DIAMETER ORANGE CAP STAMPED P.E. & L.S. #9489 AT THE NORTHEAST CORNER OF LOT 35 OF SAID BLOCK 17 AND THE OTHER BEING A NO. 5 REBAR W/ 1.25" DIAMETER ORANGE CAP STAMPED P.E. & L.S. #9489 AT THE SOUTHEAST CORNER OF LOT 35 OF SAID BLOCK 17.

PREPARED BY:

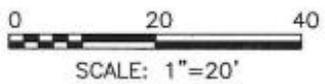
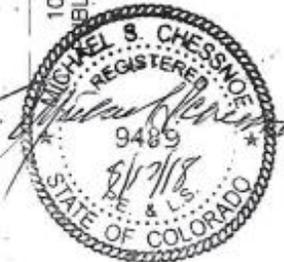
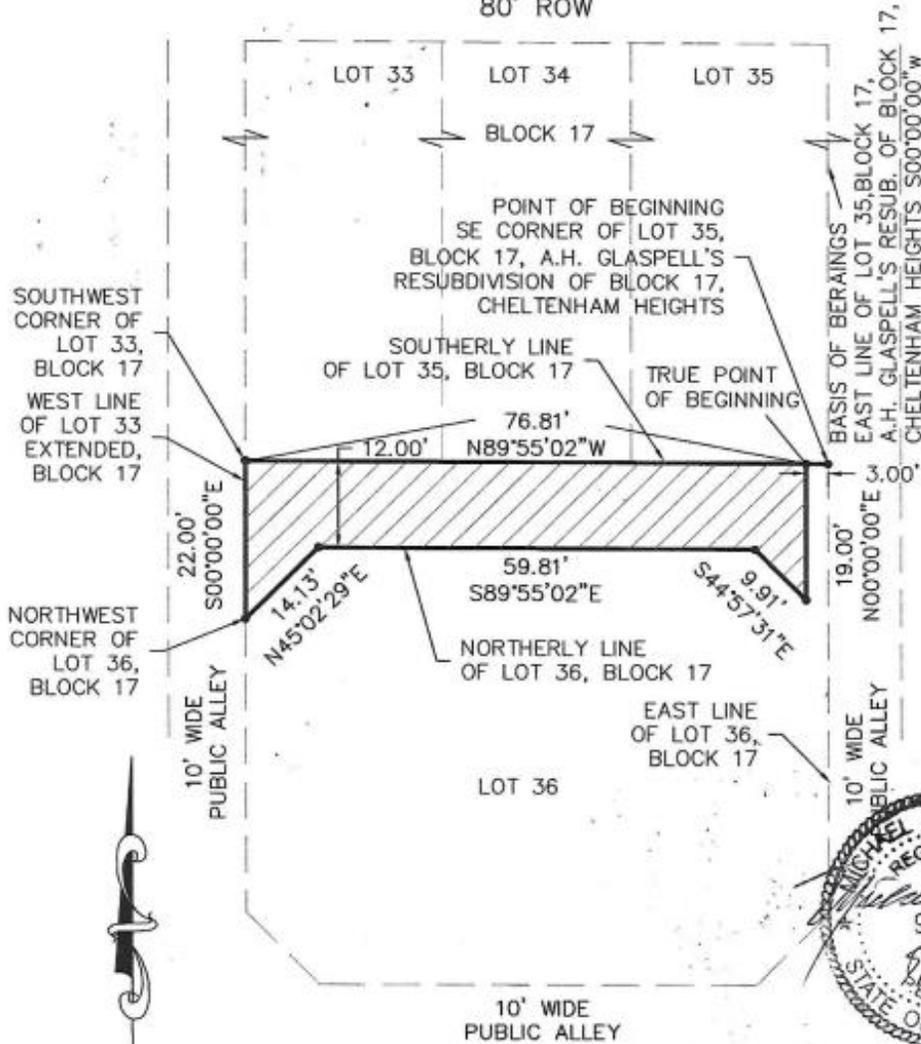
MICHAEL S. CHESSNOE, P.E & L.S
C/O CHESSNOE AND ASSOCIATES
4101 EAST WESLEY AVENUE, SUITE 2
DENVER, CO 80222
TELEPHONE: 303-722-3267
FEBRUARY 15, 2018 (EDITED AUGUST 17, 2018)

ROW PROJECT NO. _____
DS PROJECT NO. _____

EXHIBIT A

PARCEL SITUATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

WEST 18TH AVENUE
80' ROW



△ REVISED MAY 15, 2018
△ REVISED AUGUST 17, 2018

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT ONLY THE ATTACHED LEGAL DESCRIPTION.