

LEGAL DESCRIPTION

THAT CERTAIN UTILITY EASEMENT LYING WITHIN BLOCK 8, GREEN VALLEY RANCH FILING NO. 57, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, PER PLAT RECORDED AUGUST 5, 2005 AT RECEPTION NO. 2005129573, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID CITY AND COUNTY, SITUATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 7, BLOCK 8, SAID GREEN VALLEY RANCH FILING NO. 57;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 7, BLOCK 8, SOUTH 85°27'16" EAST, 8.00 FEET TO THE EASTERLY LINE OF THE 8-FOOT WIDE UTILITY EASEMENT AS SHOWN ON SAID PLAT OF GREEN VALLEY RANCH FILING NO. 57;

THENCE ALONG THE EASTERLY AND SOUTHEASTERLY LINE OF SAID 8-FOOT WIDE UTILITY EASEMENT THE FOLLOWING 3 COURSES:

- 1) SOUTH 03°20'28" WEST, 116.03 FEET;
- 2) SOUTH 19°25'37" WEST, 81.85 FEET;
- 3) SOUTH 55°19'45" WEST, 82.59 FEET TO THE NORTHEASTERLY LINE OF A 5-FOOT WIDE UTILITY EASEMENT, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 465.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 55°20'12" EAST;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 00°59'09", AN ARC LENGTH OF 8.00 FEET TO THE SOUTHEASTERLY LINE OF LOT 3, BLOCK 8, SAID GREEN VALLEY RANCH FILING NO. 57;

THENCE ALONG SAID SOUTHEASTERLY LINE, NORTH 55°19'45" EAST, 66.29 FEET TO THE WESTERLY LINE OF SAID 8-FOOT WIDE UTILITY EASEMENT AS SHOWN ON SAID PLAT OF GREEN VALLEY RANCH FILING NO. 57;

THENCE ALONG THE WESTERLY LINE OF SAID 8-FOOT WIDE UTILITY EASEMENT THE FOLLOWING 2 COURSES:

- 1) NORTH 19°25'37" EAST, 88.05 FEET;
- 2) NORTH 03°20'28" EAST, 112.89 FEET TO THE NORTHERLY LINE OF LOT 1, BLOCK 8, SAID GREEN VALLEY RANCH FILING NO. 57;

THENCE ALONG SAID NORTHERLY LINE, NORTH 85°55'35" EAST, 8.07 FEET TO THE **POINT OF BEGINNING**.

CONTAINS AN AREA OF 3,791 SQUARE FEET OR 0.087 ACRES, MORE OR LESS.

AS SHOWN ON THE ILLUSTRATION ATTACHED HERETO AND MADE A PART HEREOF.