

A PARCEL OF LAND BEING A PORTION OF S. CHEROKEE ST. AS SHOWN ON THE PLAT OF VANDERBILT PARK AND SYLVESTER'S ADDITION TO VANDERBILT PARK IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, SAID PARCEL BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE EAST LINE OF SAID SOUTHWEST QUARTER, MONUMENTED ON THE NORTH END BY A FOUND STONE WITH DIVOT IN A RANGE BOX AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP ON A 3/4" REBAR IN A RANGE BOX, STAMPED "JF SATO & ASSOC., 1/4. S15/S22, T4N R68W, PLS 37056, 2017, ASSUMED TO BEAR NORTH 00°44'36" WEST A DISTANCE OF 2647.74 FEET;

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 34°57'37" WEST, A DISTANCE OF 2,335.42 FEET TO THE SOUTHWEST CORNER OF TRACT DD, AS SHOWN ON BROADWAY STATION FILING NO. 4 OF SAID RECORDS, AND ALSO BEING THE NORTHEAST CORNER OF THAT PORTION OF VACATED S. CHEROKEE ST. DESCRIBED AS PARCEL "A" IN ORDINANCE 1423 SERIES OF 2021 RECORDED DECEMBER 20, 2021, AT RECEPTION NUMBER 2021231033 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE COINCIDENT WITH THE NORTHERLY LINES OF SAID PARCEL "A" THE FOLLOWING TWO (2) COURSES:

1. SOUTH 80°32'52" WEST, A DISTANCE OF 14.38 FEET TO THE NORTHWEST CORNER OF TRACT E PER SAID BROADWAY STATION FILING NO. 4;
2. NORTH 09°27'08" WEST, A DISTANCE OF 86.72 FEET TO THE SOUTHEAST CORNER OF TRACT C PER SAID BROADWAY STATION FILING NO. 4,

THENCE, CONTINUING NORTH 09°27'08" WEST ALONG THE EAST LINE OF SAID TRACT C, A DISTANCE OF 2.22 FEET TO THE SOUTH CORNER OF TRACT EE AS SHOWN PER SAID BROADWAY STATION FILING NO. 4;

THENCE COINCIDENT WITH THE EAST LINES OF SAID TRACT EE, THE FOLLOWING THREE (3) COURSES:

1. NORTH 00°30'29" WEST, A DISTANCE OF 119.70 FEET;
2. SOUTH 89°57'42" WEST, A DISTANCE OF 1.91 FEET;
3. NORTH 00°33'00" WEST, A DISTANCE OF 297.99 FEET TO THE NORTHEAST CORNER OF SAID TRACT EE, LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 25, DESCRIBED AS UNIT 5 IN ORDINANCE 3, SERIES OF 1962 RECORDED FEBRUARY 1, 1962, IN SAID RECORDS;

THENCE NORTH 84°21'13" EAST, COINCIDENT WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 29.21 FEET TO THE NORTHWEST CORNER OF TRACT CC, PER SAID BROADWAY STATION FILING NO. 4 AND THE EAST RIGHT-OF-WAY LINE OF S. CHEROKEE ST.;

THENCE SOUTH 00°37'46" EAST, COINCIDENT WITH THE WEST LINE OF SAID TRACT CC AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 58.36 FEET TO THE SOUTHWEST CORNER OF SAID TRACT CC AND THE NORTHEAST CORNER OF THAT PORTION OF VACATED S. CHEROKEE ST. DESCRIBED AS PARCEL "B" IN ORDINANCE 1423 SERIES OF 2021 RECORDED DECEMBER 20, 2021, AT RECEPTION NUMBER 2021231033 IN SAID RECORDS;

THENCE COINCIDENT WITH THE NORTH AND WEST LINES OF LOT 1, BLOCK 2, OF SAID BROADWAY STATION FILING NO. 4 AND SAID VACATED S. CHEROKEE ST. THE FOLLOWING THREE (3) COURSES:

1. NORTH $78^{\circ}17'23''$ WEST, A DISTANCE OF 13.50 FEET TO A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 166.00 FEET;
2. WESTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF $00^{\circ}09'48''$, AN ARC DISTANCE OF 0.47 FEET AND HAVING A CHORD THAT BEARS NORTH $78^{\circ}22'16''$ WEST, A DISTANCE OF 0.47 FEET;
3. SOUTH $09^{\circ}27'08''$ EAST, A DISTANCE OF 89.00 FEET TO THE NORTH CORNER OF SAID TRACT DD;

THENCE SOUTH $00^{\circ}37'46''$ EAST, COINCIDENT WITH THE WEST LINE OF SAID TRACT DD AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 362.63 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 13,342 SQUARE FEET (0.3063 ACRES), MORE OR LESS.