

THE 8' UTILITY EASEMENT ACROSS LOTS 30, 31 AND 32 AS DEDICATED BY TOWER COMMONS SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2019168398 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE LYING WITHIN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF LOT 30, SAID TOWER COMMONS SUBDIVISION FILING NO. 1, BEARING S 89°59'55" E, FROM THE NORTHWEST CORNER OF SAID LOT 30 BEING MONUMENTED BY A REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 38151", TO THE NORTHEAST CORNER OF SAID LOT 30 BEING MONUMENTED BY A REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 38151", AS SHOWN THEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PARCEL 1:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 30, ALSO BEING A POINT ON THE SOUTH LINE OF 47TH PLACE, THENCE S 00°00'05" W, ALONG THE EAST LINE OF SAID LOT 30, A DISTANCE OF 5.00 FEET TO A POINT ON THE SOUTH LINE OF THAT 5-FOOT UTILITY EASEMENT LOCATED IN SAID LOT 30 AND THE POINT OF BEGINNING;
THENCE S 00°00'05" W, ALONG SAID EAST LINE, A DISTANCE OF 38.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 30;
THENCE N 89°59'55" W, ALONG THE SOUTH LINE OF SAID LOT 30, A DISTANCE OF 8.00 FEET;
THENCE N 00°00'05" E, ALONG A LINE BEING 8-FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 30, A DISTANCE OF 38.50 FEET TO A POINT ON THE SOUTH LINE OF THAT 5-FOOT UTILITY EASEMENT LOCATED WITHIN SAID LOT 30;
THENCE S 89°59'55" E, ALONG SAID SOUTH LINE, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 308 SQUARE FEET OR 0.007 ACRES, MORE OR LESS.

PARCEL 2:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 31, THENCE S 00°00'05" W, ALONG THE EAST LINE OF SAID LOT 31, A DISTANCE OF 46.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 31;
THENCE N 89°59'55" W, ALONG THE SOUTH LINE OF SAID LOT 31, A DISTANCE OF 8.00 FEET;
THENCE N 00°00'05" E, ALONG A LINE BEING 8-FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 31, A DISTANCE OF 46.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 31;
THENCE S 89°59'55" E, ALONG SAID NORTH LINE, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 368 SQUARE FEET OR 0.008 ACRES, MORE OR LESS.

PARCEL 3:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 32, THENCE S 00°00'05" W, ALONG THE EAST LINE OF SAID LOT 32, A DISTANCE OF 38.65 FEET TO A POINT ON THE NORTH LINE OF THAT 6-FOOT UTILITY EASEMENT LOCATED WITHIN SAID LOT 32;
THENCE S 49°52'27" W, ALONG SAID NORTH LINE, A DISTANCE OF 10.46 FEET;
THENCE N 00°00'05" E, ALONG A LINE BEING 8-FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 32, A DISTANCE OF 45.40 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 32;
THENCE S 89°59'55" E, ALONG SAID NORTH LINE, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 336 SQUARE FEET OR 0.008 ACRES, MORE OR LESS.