

ALL THAT PART OF 48TH AVENUE AS LAID OUT IN THE PLAT OF SUBDIVISION OF BLOCK 4 CRANBERRY PLACE, RECORDED JULY 28, 1887 IN MAP BOOK 4, PAGE 40, LYING EASTERLY OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER PER ORDINANCE 33, SERIES 1926, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH-SOUTH CENTERLINE OF SECTION 14 TO BEAR SOUTH  $00^{\circ}20'34''$  WEST BETWEEN A FOUND 2" BRASS CAP STAMPED "T3S R68W C 1/4 S14 1996 LS 17650" AT THE CENTER QUARTER CORNER OF SECTION 14 AND A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION T3S R68W 1/4 S14 S23 1994 PLS 23521" AT THE SOUTH QUARTER CORNER OF SECTION 14, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 14; THENCE SOUTH  $35^{\circ}00'53''$  WEST, A DISTANCE OF 3,072.51 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 48TH AVENUE, ALSO BEING THE SOUTHEASTERLY CORNER OF BLOCK 4, CRANBERRY PLACE AND THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID 48TH AVENUE, SOUTH  $00^{\circ}17'24''$  WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 48TH AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH  $89^{\circ}58'43''$  WEST, A DISTANCE OF 27.53 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE EASTERLY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES:

- 1) 20.24 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 955.37 FEET, AN INCLUDED ANGLE OF  $01^{\circ}12'50''$  AND SUBTENDED BY A CHORD BEARING NORTH  $00^{\circ}47'51''$  EAST, A DISTANCE OF 20.24 FEET;
- 2) THENCE NORTH  $00^{\circ}11'26''$  EAST, A DISTANCE OF 9.76 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF 48TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH  $89^{\circ}58'42''$  EAST, A DISTANCE OF 27.37 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 822 SQ. FT. OR 0.02 ACRES, MORE OR LESS.