

LAND DESCRIPTION

A PARCEL OF LAND BEING THE RIGHTS-OF-WAY FOR ALCOTT WAY, BRYANT STREET AND W. 10TH AVENUE AS SHOWN ON THE PLAT OF SUN VALLEY HOMES, HOUSING PROJECT COLORADO (1-8), RECORDED APRIL 9, 1952 IN BOOK 21 AT PAGE 8 AT RECEPTION NO. 76315 IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE FOR THE CITY AND COUNTY OF DENVER, COLORADO, AND SITUATED IN THE EAST HALF OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT LOCATED AT THE INTERSECTION OF WEST 11TH AVENUE AND DECATUR STREET FROM WHENCE THE RANGE POINT AT W. 10TH AVENUE AND DECATUR STREET BEARS SOUTH 00°31'40" EAST 342.20 FEET AND UPON WHICH ALL BEARINGS HEREIN ARE BASED;
THENCE SOUTH 35°58'47" EAST A DISTANCE OF 68.96 FEET TO THE NORTHWEST CORNER OF SAID SUN VALLEY HOMES, HOUSING PROJECT COLORADO (1-8);
THENCE NORTH 89°43'32" EAST, ALONG THE NORTH LINE OF SAID SUN VALLEY HOMES, HOUSING PROJECT COLORADO (1-8), AND THE SOUTH RIGHT-OF-WAY LINE OF W. 11TH AVENUE, A DISTANCE OF 390.14 FEET TO A POINT BEING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF BRYANT STREET AND SAID W. 11TH AVENUE AND THE POINT OF BEGINNING;
THENCE NORTH 89°43'32" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF BRYANT STREET, A DISTANCE OF 50.00 FEET TO A POINT BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID BRYANT STREET AND W. 11TH AVENUE;
THENCE ALONG THE EASTERLY, SOUTHERLY AND WESTERLY RIGHT-OF-WAY OF BRYANT STREET AND ALCOTT WAY THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 00°15'44" EAST A DISTANCE OF 73.94 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33°40'04", A RADIUS OF 130.00 FEET AND AN ARC LENGTH OF 76.39 FEET (CHORD BEARS SOUTH 17°05'46" EAST, 75.30 FEET) TO A POINT;
3. SOUTH 33°55'49" EAST A DISTANCE OF 504.27 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 177°33'08", A RADIUS OF 115.00 FEET AND AN ARC LENGTH OF 356.37 FEET (CHORD BEARS NORTH 57°17'38" EAST, 229.95 FEET) TO A POINT;
5. NORTH 31°28'56" WEST A DISTANCE OF 93.83 FEET TO A POINT OF CURVATURE;
6. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 31°13'02", A RADIUS OF 254.00 FEET AND AN ARC LENGTH OF 138.39 FEET (CHORD BEARS NORTH 15°52'25" WEST, 136.68 FEET) TO A POINT;
7. NORTH 00°15'44" WEST A DISTANCE OF 230.54 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF W. 11TH AVENUE AND THE NORTH LINE OF SUN VALLEY HOMES, HOUSING PROJECT COLORADO (1-8);
THENCE NORTH 89°43'32" EAST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO A POINT BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF ALCOTT WAY AND W. 11TH AVE.;

THENCE ALONG THE EASTERLY AND SOUTHERLY RIGHT-OF-WAY LINE OF ALCOTT WAY THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 00°15'44" EAST A DISTANCE OF 230.55 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 31°13'02", A RADIUS OF 204.00 FEET AND AN ARC LENGTH OF 111.15 FEET (CHORD BEARS SOUTH 15°52'25" EAST, 109.78 FEET) TO A POINT;
3. SOUTH 31°28'56" EAST A DISTANCE OF 93.83 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 177°33'08", A RADIUS OF 165.00 FEET AND AN ARC LENGTH OF 511.31 FEET (CHORD BEARS SOUTH 57°17'38" WEST, 329.92 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BRYANT STREET;

THENCE NORTH 33°55'49" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1.78 FEET TO A POINT;

THENCE SOUTH 89°43'53" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.99 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SUN VALLEY HOMES, HOUSING PROJECT COLORADO (1-8);

THENCE SOUTH 89°43'53" WEST, DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF BRYANT STREET AND ALONG SAID SOUTHERLY LINE OF SUN VALLEY HOMES, HOUSING PROJECT COLORADO (1-8), A DISTANCE OF 60.00 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID BRYANT STREET;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BRYANT STREET THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 56°18'32", A RADIUS OF 61.06 FEET AND AN ARC LENGTH OF 60.01 FEET (CHORD BEARS NORTH 27°53'22" EAST, 57.62 FEET) TO A POINT;
2. NORTH 56°02'38" EAST A DISTANCE OF 8.30 FEET TO A POINT;
3. NORTH 33°55'49" WEST A DISTANCE OF 317.16 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID W. 10TH AVENUE;

THENCE SOUTH 56°00'43" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 95.95 FEET TO A POINT;

THENCE SOUTH 89°40'48" WEST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 29.71 FEET TO A POINT ON THE WESTERLY LINE OF SAID SUN VALLEY HOMES, HOUSING PROJECT COLORADO (1-8);

THENCE NORTH 00°39'50" WEST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY LINE OF SUN VALLEY HOMES, HOUSING PROJECT COLORADO (1-8), A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID W. 10TH AVENUE;

THENCE NORTH 89°40'48" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 29.96 FEET TO A POINT;

THENCE NORTH 56°00'43" EAST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 62.83 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BRYANT STREET;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BRYANT STREET THE FOLLOWING THREE (3) COURSES:

1. NORTH 33°55'49" WEST A DISTANCE OF 68.77 FEET TO A POINT OF CURVATURE;

2. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 33°40'04", A RADIUS OF 180.00 FEET AND AN ARC LENGTH OF 105.77 FEET (CHORD BEARS NORTH 17°05'46" WEST, 104.26 FEET) TO A POINT;
3. NORTH 00°15'44" WEST A DISTANCE OF 73.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 85,734 SQUARE FEET OR 1.968 ACRES, MORE OR LESS.

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