

A PARCEL OF LAND BEING THE TURNAROUND EASEMENT OVER A PORTION OF LOT 2, BLOCK 6, DENVER 60 FILING NO. 1 RECORDED AT RECEPTION NO. 2023101989, SITUATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER SOUTH 1/16TH CORNER OF SAID SECTION 21;
THENCE NORTH 28°34'50" WEST, A DISTANCE OF 2,654.08 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, THE NORTHWEST CORNER OF SAID TURNAROUND EASEMENT, AND THE POINT OF BEGINNING;
THENCE ALONG THE PERIMETER OF SAID TURNAROUND EASEMENT THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 89°56'43" EAST, A DISTANCE OF 34.35 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 2) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 69.88 FEET, SAID CURVE HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 88°58'23", AND A CHORD WHICH BEARS SOUTH 28°50'39" WEST A CHORD DISTANCE OF 63.07 FEET TO A POINT OF REVERSE CURVATURE;
- 3) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 4.15 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 09°30'08", AND A CHORD WHICH BEARS SOUTH 68°34'46" WEST A CHORD DISTANCE OF 4.14 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2;
- 4) NORTH 00°04'04" WEST ALONG SAID WEST LINE, A DISTANCE OF 56.72 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,617 SQUARE FEET OR 0.0371 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE PLATTED BEARINGS BASED ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS SHOWN ON DENVER 60 FILING NO. 1, MONUMENTED AT THE SOUTH 1/16TH CORNER BY A 3.25" ALUMINUM CAP, STAMPED: CDOT 1994 PLS 23524, IN RANGE BOX, AND MONUMENTED AT THE CENTER SOUTH 1/16TH CORNER BY A 2" ALUMINUM CAP, STAMPED: PLS 38162, FLUSH WITH GROUND, AS BEARING SOUTH 89°47'46" WEST.